This Instrument Prepared By
and After Recording Return to:
Lincoln Title, LLC
7823 Montvue Center Way
Knoxville, TN 37919
(865) 694-1400
1350533

BILL GARRETT, Davidson County
Trans:T20140001193 DEEDWARRSP
Recvd: 01/07/14 09:48 4 pgs
Fees:23.00 Taxes:120.25

20140107-0001540

RESPONSIBLE TAXPAYER:
Kwame Asare
9553 Yellow Finch Court
Brentwood, TN 37027

PROPERTY OWNER
Kwame Asare
9553 Yellow Finch Court
Brentwood, TN 37027

CLT 81-15/410.00

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 32,500.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of January.

Carole Fields King
Notary Public
My Commission Expires: 9/11/17

CAROLE FIELDS KING
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

SPECIAL WARRANTY DEED

THIS INDENTURE, made as of the 2nd day of January, 2014, between SPRINGLEAF FINANCIAL SERVICES, INC., ("Grantor"), and KWAME ASARE, residents of Williamson County, Tennessee, ("Grantee").

WITNESSETH:

That Grantor, for and in consideration of the sum of Ten and no/100 Dollars ($10.00) and for other good and valuable consideration in hand paid by Grantee, the receipt of which is hereby acknowledged, has granted, bargained, sold and conveyed, and does hereby grant, bargain, sell and convey unto Grantee all of the Grantor's right, title and interest in and to the following described real property, with the hereditaments and appurtenances thereto appertaining, to-wit:

[SEE EXHIBIT A ATTACHED HERETO]

TO HAVE AND TO HOLD the said premises to the said Grantee, its successors and assigns forever.

And Grantor, for itself, its successors and assigns, does hereby covenant with Grantee, its representatives, successors and assigns, that Grantor will forever warrant and defend the title to he Property against the lawful claims of all persons claiming by, through or under the Grantor, but no further or otherwise.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By acceptance of this deed, grantees acknowledge that they have inspected the property and they are satisfied with its condition and they accept the property "as is".

THE PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION WHATSOEVER OTHER THAN IT HAS BEEN ACCURATELY TRANSCRIBED FROM THE INFORMATION PROVIDED.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed this the date first above written.

GRANTOR:
SPRINGLEAF FINANCIAL SERVICES, INC.

By: _____

Its: Asst Vice President
Jill A. Brooks

STATE OF Indiana)
COUNTY OF Vanderburgh

Before me, the undersigned, a Notary Public in and for said State and County aforesaid, duly commissioned and qualified, personally appeared Jill A. Brooks, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged **himself/herself** to be the AVP of **SPRINGLEAF FINANCIAL SERVICES, INC.** the within-named bargainor, and that **he/she**, as such AVP, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the company by **himself/herself** as such AVP.

WITNESS my hand and seal at office on this the 2 day of January, ~~2013~~ 2014.

Notary Public

My Commission Expires: June 18, 2016

SARA LEANN WATSON
Resident of Vanderburgh County, IN
Commission Expires: June 18, 2016

File Number: 1350533

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF DAVIDSON, STATE OF TENNESSEE, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBERED "TWENTY-THREE" (23) IN THE BRANSFORD REALTY COMPANY'S SUBDIVISION OF LOTS NOS. 1 AND 3 AND PART OF LOT NO. 2 OF THE JAMES HAMILTON TRACT, THE PLAN OF WHICH IS OF RECORD IN BOOK 332, PAGE 166 OF THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT NO. 23 FRONT THIRTY-EIGHT FEET ON THE SOUTH SIDE OF HEIMAN STREET AND EXTENDS BACK SOUTHWARDLY BETWEEN PARALLEL LINES 153.3 FEET, MORE OR LESS, ON THE EASTERN MARGIN, AND 153 FEET, MORE OR LESS, ON THE WESTERN MARGIN TO AN ALLEY IN THE REAR.

BEING THE SAME PROPERTY CONVEYED TO SPRINGLEAF FINANCIAL SERVICES, INC. BY SUBSTITUTE TRUSTEE'S DEED FROM J. PHILLIP JONES, SUBSTITUTE TRUSTEE, DATED 6/28/2013 AND RECORDED 7/2/2013 IN INSTRUMENT NO. 20130702-0067979, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS MADE SUBJECT TO ALL APPLICABLE RESTRICTIONS, EASEMENTS, CONDITIONS, AND BUILDING SETBACK LINES OF RECORD.

Purported Address: 1615 Heiman Street, Nashville TN 37208