BILL GARRETT, Davidson County
Trans:T20140034266 DEEDWARRSP
Recvd: 05/16/14 10:48 2 pgs
Fees:13.00 Taxes:484.70

20140516-0042175

This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Daniel Boland	Same	
203 Pitts Avenue		05312023400
Old Hickory, TN 37138		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Brookfield Relocation Inc., a Colorado Corporation,** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said Daniel Boland, a single man (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Jackson's Landing Estates, of record in Plat Book 7900, Page 679, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> Being the same property conveyed to Brookfield Relocation Inc., a Colorado Corporation by Deed from Eric Christopher Harper and wife, Athena Harper of record in Instrument No. 20140516-0042174, Register's Office for Davidson County, Tennessee.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 203 Pitts Avenue, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 9th day of April, 2014.

Brookfield Relocation Inc., a Colorado Corporation

By: _____

Its: Barry Martin
Assistant Secretary

STATE OF Texas
COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public of said county and state, Barry Martin with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the Assistant Secretary of **Brookfield Relocation Inc., a Colorado Corporation**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 9 day of April, 2014.

_____
Notary Public

My Commission Expires:

NARTE I. ALVAREZ
Notary Public, State of Texas
My Commission Expires
July 30, 2017

STATE OF TENNESSEE
COUNTY OF Cheatham

The actual consideration or value, whichever is greater, for this transfer is $ 131,000.00.

_____
Affiant

Subscribed and sworn to before me this 15 day of May, 2014.

_____
Notary Public

My Commission Expires: 8.13.14

DANA L. AUSTIN
NOTARY PUBLIC
STATE OF TENNESSEE
CHEATHAM COUNTY, TENN.