BILL GARRETT, Davidson County
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This document prepared by:
Annette Stanhope
Title2land, LLC
11851 Wentling Ave
Baton Rouge, LA 70816
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As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.
T2L: 13-38429A

SPECIAL WARRANTY DEED

This Deed, made the 9th of May, 2014, by and between **LNV Corporation,** A Nevada Corporation, 7195 Dallas Parkway, Plano, Texas 75024 as first party, and **Wendell Sturdivant,** a married man, as second party.

WITNESSETH:

That for and in consideration of the sum of **ONE and 00/100 ($1.00) DOLLAR,** the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirms unto said party of the second part the following described real estate, situated and being the following described property to-wit:

Land in Davidson County, Tennessee, Being Lot No. 60 on the Plan of Greer Meadows at Cedar Creek, Section III, Phase II, Revision 1, of record in Instrument No. 20040407-0039587, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a complete and accurate description.

Municipal Address: 668 Belgium Drive, Hermitage, Tennessee 37076
Parcel Number: 075-12-0-A-144.00-00

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Being the same property acquired by SUBSTITUTE TRUSTEE'S DEED of Property from Kevin Wallace to LNV Corporation dated May 30, 2013 and recorded June 3, 2013 as INSTR NO. 20130603-0055572, of the official records of Davidson County, Tennessee.

Seller and buyer agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

Grantor covenants that it is seized and possesses of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

TO HAVE AND TO HOLD unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

This conveyance is made expressly subject to the conditions, easement, restrictions and reservations of record, if any, affecting the aforesaid property and constituting construction notice; bit there is no intention by the reference to reimpose or to extend any of the same. The undersigned certify that the consideration reflected in this deed is the full consideration paid for said property pursuant to R.R.S. Chapter 382.

LNV Corporation

By: _____
Signature

Kent Twitchell
Its Attorney-In-Fact

_____
Print Name

RE: 668 Belgium Dr.

STATE OF Texas

COUNTY OF Collin, **to wit:**

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, Kent Twitchell, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be Attorney in Fact (or other officer authorized to execute the instrument) of LNV Corporation the within named bargainor, a corporation, and that such person or officer as such Attorney in Fact, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as LNV Corporation.

Witness my hand and seal, at office this 18th day of April, 20 14.

My commission expires: 6/4/14

_____
Notary Public

BRANDON HOWELL
My Commission Expires
June 4, 2014

Property Owner & Address: **Wendell Sturdivant**
668 Belgium Dr.
Hermitage, TN. 37076

Tax Parcel No.: 075-12-0-A-144.00-00

Mail Tax Bill to: Wendell Sturdivant
668 Belgium Drive
Hermitage, TN 37076

STATE OF TENNESSEE

COUNTY OF Williamson, **to wit:**

I, or we, hereby swear or affirm that to be best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **ONE HUNDRED TWENTY THREE THOUSAND AND 00/100 ($123,000.00) DOLLARS,** which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

5.9.14
Wendell Sturdivant

SUBSCRIBED AND SWORN TO before me this 9 day of May, 2014.

My commission expires:_____

Notary Public

KASEY KELCHNER
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD CO.
My Commission Expires 01