mail to:
Vanderpool, Pearman, & Drumwright
256 Seaboard Lane, Suite G-104
Franklin, TN 37067

14-10385

This instrument prepared by:

Jennifer Pennell, Attorney
US Title
109 Daventry Lane
Louisville, KY 40223
502-893-4371
BPR: 019152

BILL GARRETT, Davidson County
Trans:T20140064889 DEEDWARRSP
Recvd: 09/02/14 13:29 4 pgs
Fees:23.00 Taxes:362.60
20140902-0079767

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:
Lavinia Rose Tribble

1304 Pilgrim Drive
Madison, TN 37115

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
Lavinia Rose Tribble

1304 Pilgrim Drive
Madison, TN 37115

****

PROPERTY ADDRESS:

1304 Pilgrim Drive, Madison, TN 37115

****

MAP PARCEL NUMBERS: 042.07-0A-151.00 CO

****

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00) and other good and valuable consideration, the receipt of which is hereby acknowledged, **Urban Financial of America, LLC formerly known as Urban Financial of Group, Inc.** (Grantor), 5222 Cypress Creek Pkwy, Suite 100, Houston, TX 77069 has this day bargained and sold, and does hereby transfer and convey unto Lavinia Rose Tribble ("Grantee"), its successors and assigns, certain real estate in **Davidson** County, Tennessee, described in Exhibit "A", which is attached hereto and incorporated herein by reference (the "Property").

This is improved property located on, 1304 Pilgrim Drive, Madison, TN 37115.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging, to the Grantee, its successors and assigns forever.

The Grantor(s) further covenant lawful seizin of the estate hereby conveyed, with full right and power to convey the same, and that said estate is free of all encumbrances, except easements and restrictions of record, zoning laws, affecting said property, if any, and except State, County, City and School taxes assessed and payable in the year 2014, which taxes shall be prorated between the parties hereto as of the date hereof, and all subsequent taxes which Grantee(s) do hereby assume and agree to pay.

In Witness Whereof, Grantor has caused this Special Warranty Deed to be executed by its duly authorized _____ on this the 28 day of Aug, 2014.

Grantor: **Urban Financial of America, LLC formerly known as Urban Financial of Group, Inc.**

By: _____

Name: CHRISTIAN ETIENNE

Title: VICE PRESIDENT

STATE OF TEXAS

COUNTY OF HARRIS

Before me, a Notary Public in and for said County and State aforesaid, personally appeared, Christian Etienne with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be VP of **Urban Financial of America, LLC formerly known as Urban Financial of Group, Inc.**, and that _____, as such _____, executed the foregoing instrument by signing the name of the company by himself/herself as _____.

Witness my hand and seal at Office in Harris, TX, this 28 day of Aug 2014.

Karen Maples
Notary Public

My Commission Expires: _____

KAREN MAPLES
Notary Public, State of Texas
My Commission Expires
May 01, 2017

****

STATE OF Tennessee

COUNTY OF Williamson

VALUATION AFFIDAVIT

The actual consideration or value whichever is greater, for this transfer is $98,000.00.

Elizabeth J. Barnes
: - Affiant

Subscribed and sworn to before me this the 29th day of August, 2014

Ruth M. Foran
Notary Public

My Commission Expires: _____

RUTH M. FORAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON
My Comm. Expires Dec 20, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 419 on the Plan of Heritage Square, Phase Four, as of record in Book 6250, page 178, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Mary J. Dixon, unmarried, and Bobby G. Dixon, a married person, by Cash Deed from Jack Kemp, Secretary of Housing and Urban Development of Washington, DC, of record in Book 8483, page 255, Register's Office for Davidson County, Tennessee, dated November 5, 1991;

AND also being the same property conveyed to Bobby G. Dixon, Trustee for Cynthia Leah Hooten by Quitclaim Deed from Mary J. Dixon of record in Book 8544, page 741, Register's Office for Davidson County, Tennessee, dated February 5, 1992;

AND FURTHER BEING the same property conveyed to Mary J. Dixon by Quitclaim Deed from Bobby G. Dixon, as Trustee for Cynthia Leah Hooten and Bobby G. Dixon, individually, of record in Book 10262, page 707, Register's Office for Davidson County, Tennessee, dated November 13, 1996.

FURTHER BEING the same property conveyed to Urban Financial of America, LLC f/k/a Urban Financial Group, Inc., by Trustee's Deed dated April 17, 2014 and recorded on April 29, 2014 As instrument number: 20140429-003568, in the Register's Office for Davidson County.

RETURN RECORDED DOCS TO:
US Title
109 Daventry Lane
Louisville, KY 40223