BILL GARRETT, Davidson County
Trans:T20140069997 DEEDWARRSP
Recvd: 09/18/14 13:55 3 pgs
Fees:18.00 Taxes:499.87
20140918-0085809

14-10861

This instrument prepared by:

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

SPECIAL WARRANTY DEED

****

SENT TAX BILLS TO:
James Dillard and Marcie Dillard
220 Hurst Drive
Old Hickory, TN 37138

ADDRESS OF NEW OWNERS(S) AS FOLLOWS:
James Dillard and Marcie Dillard
220 Hurst Drive
Old Hickory, TN 37138

****

PROPERTY ADDRESS:

220 Hurst Drive, Old Hickory, TN 37138

****

MAP PARCEL NUMBERS: 053.06-0-025.00

****

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 Group, Inc.** (Grantor), whose address is 5222 Cypress Creek Parkway Ste. 100 Houston, TX 77069, has this day bargained and sold, and does hereby transfer and convey unto James Dillard and Marcie Dillard ("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, 220 Hurst Drive, Old Hickory, TN 37138.

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 VP on this the 25 day of Aug, 2014.

Grantor: **Urban Financial of America, LLC, formerly known as Urban Financial 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 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 25 day of Aug.

_____
Notary Public

My Commission Expires: _____

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

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $135,100.00.

_____
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2014.

_____
NOTARY PUBLIC

My commission expires: 1/3/15

BROOKE SMITH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON

EXHIBIT "A"

Land in Davidson County, Tennessee, Being Lot No. 49 of the Map of Fairway View Subdivision, Section No. 2, as of record in Book 2900, Page 100, Register's Office for said County.

Said Lot No. 49 fronts 90 feet on the westerly side of Hurst Drive and extends back 300.06 feet on the Northerly side and 300.08 feet on the Southerly side, to a line in the rear on which it measures 90 feet.

Being the same property conveyed to James. A. Grishm and wife, Pauline Grisham by Deed dated April 22, 1964 and of record in Book 3709, Page 569 in the Office of the Davidson County Register.

Further being the same property conveyed to Urban Financial of America, LLC, formerly known as Urban Financial Group, Inc. by Substitute Trustee's Deed dated June 13, 2014 and of record as Instrument No. 20140625-0055535 in the Office of the Davidson County Register of Deeds.

After Recording Return To:
Limestone Title & Escrow, LLC
5200 Maryland Way, Suite 202
Brentwood, TN 37027

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