RETURN TO
Stewart Title Company
121 First Avenue South, Suite 200
Franklin, TN 37064
File # 01288-24124

~~Prepared By:~~
Foundation Title & Escrow Series, LLC
2742N. Mt. Juliet Road
Mt. Juliet, TN 37122
File No. 142530

BILL GARRETT, Davidson County
Trans:T20150003952 DEEDWARRSP
Recvd: 01/16/15 09:14 4 pgs
Fees:23.00 Taxes:803.91
20150116-0004571

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Ashley D. Jeffrey	Everett Financial dba Supreme Lending	**182 01 0A 151.00**
(Name)	(Name)	
960 Morning Road	14801 Quorom Dr., Ste. 300	
(Address)	(Address)	
Antioch, TN 37013	Dallas, TX 75254	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **D. R. HORTON, INC., a Delaware Corporation** ("Grantor"), in favor of **ASHLEY D. JEFFREY, AND COREY D. JEFFREY, WIFE AND HUSBAND,**("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **DR Horton, Inc., a Delaware Corporation,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Ashley D. Jeffrey, and Corey D. Jeffrey, wife and husband,** the Grantees herein, their successors, heirs and assigns, that certain property located in **DAVIDSON** County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 7 day of January, 2015.

GRANTOR:

DR Horton, Inc.

Gina M. Vann

By: Gina M. Vann
Its: Assistant Secretary

State of Georgia
County of Fulton

Before me, the undersigned notary public, of the state and county aforesaid, personally appeared **Gina M. Vann,** with whom I am personally acquainted, (or proven to me on the basis of BLS satisfactory evidence), and who, upon oath acknowledged herself to be the ~~**Contract Administrator**~~ Assistant Secretary of **DR Horton, Inc.**, the within named bargainor, a **Delaware Corporation**, and that she as such ~~**Contract Administrator**~~ Assistant Secretary, as duly authorized, she executed the foregoing instrument for the purposes therein contained, by signing the name of the **Corporation** by herself as ~~**Contract Administrator**~~ Assistant Secretary.

Given under my hand and seal this the 7 day of January, 2015.

OFFICIAL SEAL
BONNIE L SLAYDON
Notary Public, Georgia
FULTON COUNTY
My Commission Expires
JANUARY 03, 2017

Bonnie L Slaydon
Notary Public
My Commission Expires:_____

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is **$217,272.00**

Affiant

Subscribed and sworn to before me this 14 day of January, 2015.

Kimberly D. Hicks
Notary Public
My Commission Expires: 3-25-18

NOTARY PUBLIC STATE OF TENNESSEE KIMBERLY D. HICKS WILLIAMSON COUNTY

RE: 960 Morning Road, Antioch, TN

DB1/ 67069091.2

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land in Davidson County, Tennessee being Lot No. 126 on the Plan of Revision One, Phase Three, Revision to Lots 91, 95, 96 & 125 through 128 Sunset Hill, RS-10 Subdivision – Cluster Lot Option, a Planned Unit Development, of record in Instrument No. 20131217-0127444, Register's Office for Davidson County, Tennessee, to which plan reference is made for complete legal description thereof.

Being a part of the same property conveyed to SAF Properties, a Tennessee Partnership by Warranty Deed from Charles R. Dornan and wife, Martha J. Dornan dated February 8, 2005 and recorded February 11, 2005 in Instrument No. 200500211-0015956 in the said Register's Office for Davidson County, Tennessee. Further being a part of the same property conveyed to D.R. Horton, Inc., A Delaware Corporation by Warranty Deed from SAF properties, LLC, A Tennessee Limited Liability Company dated February 20, 2014 and recorded February 21, 2014 as Instrument No. 20140221-0015119 in the said Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.