Davidson County	DEEDWARRSP
Recvd: 07/15/15 15:11	3 pgs
Fees:18.00 Taxes:308.95	
20150715-0069101	

Prepared by:
Homestead Title & Escrow, LLC
405 Two Mile Pike, Suite F
Goodlettsville, TN 37072

New Owners Address:
Kerry J. & Anna E. Alexander
421 Shoreline Circle
Antioch, TN 37013
~~Send Tax Bills to Same Address~~

Map/Parcel 165050-A-05100CO

Send Tax Bills to:
Kerry J & Anna E Alexander
205 Brier Hills Dr.
Piperton, TN 38017

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 13 day of July, 2015 between

Vanderbilt Mortgage and Finance, Inc.
Party of the first part and

Kerry J. Alexander and wife, Anna E. Alexander
Party of the second part:

WITNESSETH: That for and in consideration of One Dollar ($1.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party in fee simple, the following described real estate situated in Davidson County, State of Tennessee:

Land in Davidson County, Tennessee, being all of Lot No. 51, Subdivision Plat, Section 1, Phase 1, South Shore, A Planned Unit Development, of record in Instrument Number 20020624-0075604, Register's Office for said County, to which reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Vanderbilt Mortgage and Finance, Inc. by Deed in Lieu of Foreclosure dated 4/28/15 from Lydia Salazar, unmarried women of record in Instrument Number 20150519-0045949, Register's Office for Davidson County, Tennessee.

Manufactured Home Description: Make: 2003 Clayton, Serial #CAP014905TNAB, Model #HRT, HUD: TEN593921, TEN593922, Length: 60, Width: 28, which has become and is intended to affix such that the manufactured housing unit being mortgaged with the property is an improvement to and made part of the real property and will not be removed therefrom.

This deed is limited to the time in which said real estate was lawfully seized and possessed by the Grantors herein and does not extend to any previous time thereto.

To have and to hold the aforesaid real estate together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in free simple forever.

This said party of the first part does hereby covenant with the said party of the second part that as to the title and quiet possession to said real estate it will warrant and forever defend against the lawful claims of all persons claiming the same by, through, or under a written instrument executed by said party of the first part or as the result of an affirmative act of the party of the first part, but not further of otherwise.

IN WITNESS WHEREOF, party of the first part has caused this instrument to be executed by and through its duly authorized officers the day and year first above written.

Vanderbilt Mortgage and Finance, Inc.

BY: _____

TITLE: Authorized Agent

STATE OF TENNESSEE
COUNTY OF BLOUNT

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Michael Shelton with whom I am personally acquainted and who upon his oath acknowledged himself to be the Authorized Agent of Vanderbilt Mortgage and Finance, Inc., a corporation, the within named bargainor and that he as such Auth Agent being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as such Auth Agent.

WITNESS my hand and official seal at office in Maryville, Tennessee on this the 13 day of July, 2015.

Carly Hudolin
Notary Public

CARLY HUDOLIN STATE OF TENNESSEE NOTARY PUBLIC BLOUNT COUNTY

My Commission Expires: 9-30-18

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information, and belief the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$83,500.00**, which amount is equal to or greater than that which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 15th day of July, 2015.

Karen B. Heavener
NOTARY PUBLIC

KAREN B. HEAVENER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires: 11/3/15

True Copy Certification

I, Karen B. Heavener, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen B. Heavener

Signature

State of TN

County of Davidson

Personally appeared before me, Tammy D. Mellons, a notary public for this county and state, Karen B. Heavener who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tammy D Mellons

Notary's Signature

My Commission Expires: 3/8/16

