BILL GARRETT, Davidson County
Trans:T20150090094 DEEDWARRSP
Recvd: 10/22/15 11:46 3 pgs
Fees:18.00 Taxes:318.98
20151022-0107586

THIS INSTRUMENT PREPARED BY:
Joseph M. Barrett, Esq.
RAMSEY, THORNTON & BARRETT, PLC
10200 Ramsey Way
Dickson, TN 37055
CHIC 15887

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of EIGHTY SIX THOUSAND TWO HUNDRED TEN AND 00/100 ($86,210.00) DOLLARS, cash in hand paid by MARIA DIADIRA ONTIVEROS, a married person, receipt of which is hereby acknowledged, it, VANDERBILT MORTGAGE & FINANCE, INC., a Tennessee corporation, has bargained and sold, and by these presents does transfer and convey unto the said MARIA DIADIRA ONTIVEROS, a married person, her heirs and assigns, a certain tract or parcel of land as follows:

Land in Davidson County, Tennessee, being all of Lot No. 52 of South Shore Subdivision Plat, Section 1, Phase 1, of record as Instrument No. 20020624-0075604, in the Register's Office of Davidson County, State of Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Vanderbilt Mortgage and Finance, Inc., by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, dated June 15, 2015, and of record as Instrument No. 20150615-0056514, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to restrictions and reservations of record as Instrument No. 20051103-0133346;and further subject to all matters as shown on plat of record as Instrument No. 20010417-0037237 and 20020624-0075604, in the Register's Office of Davidson County, Tennessee,.

This conveyance is subject to a Flowage Easement in favor of the USA, and of record in Book 3917, Page 967, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to an assessment for Homeowners Dues as referenced in Declaration of Covenants, Conditions and Restrictions of record as Instrument No. 20051103-0133346, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to a 20 foot public utility easement and a 4 foot Pedestrian Access Easement and all matters shown on survey plat by Stanley Todd Reese, TN RLS No. 2648, dated July 3, 2015.

This conveyance is subject to right-of-way of Shoreline Circle.

To Have and to Hold the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said MARIA DIADIRA ONTIVEROS, a married person, her heirs and assigns, forever.

AND the Grantor, for itself, its heirs, executors and administrators does covenant, grant, bargain and agree to and with the Grantee, her heirs and assigns, the above bargained premises in the quiet and peaceable possession of said Grantee, her heirs and assigns, against all and every person or persons lawfully claiming the whole or any part thereof, by, through, or under the Grantor, but not otherwise.

IT WITNESS WHEREOF, the Grantor has caused its corporate name to be hereto subscribed by its duly authorized officer as and for the 9th day of October, 2015.

VANDERBILT MORTGAGE AND FINANCE, INC.

BY: _____
Simon Hughes
V.P. of Loan Originations

STATE OF TENNESSEE
COUNTY OF BLOUNT

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Simon Hughes, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence to me), and who upon oath, acknowledged himself/herself to be the V.P. of Loan Originations of VANDERBILT MORTGAGE AND FINANCE, INC., the within named bargainor, and that he/she as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Simon Hughes as V.P. of Loan Originations.

WITNESS MY HAND and official seal at office in said County this 9th day of October, 2015.

_____
NOTARY PUBLIC

My Commission Expires: 8/27/19

TARA A. FERRELL
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $86,210.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

AFFIANT

Sworn to and subscribed to before me this 9th day of October, 2015.

NOTARY PUBLIC

My Commission Expires: 10-21-18

CHRISTY J. HORNBURGER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF HUMPHREYS
My Comm. Expires 10-21-2018

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Tax ID: 165 05 0A 052.00

ADDRESS OF NEW OWNER AND
SEND TAX BILLS TO:
Ms. MARIA DIADIRA ONTIVEROS
417 Shoreline Circle
Antioch, TN 37013