BILL GARRETT, Davidson County
Trans:T20150091796 DEEDWARRSP
Recvd: 10/28/15 11:20 5 pgs
Fees:28.00 Taxes:373.70
20151028-0109648

~~PREPARED BY:~~ RETURN TO:
BANKERS TITLE & ESCROW CORP.
3310 WEST END AVE.
NASHVILLE, TN 37203

Commitment Number: 150185317

After Recording Return To:
~~ServiceLink, LLC~~
~~1400 Cherrington Parkway~~
~~Moon Township, PA 15108~~

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

**New Property Owner/Mail Tax Statements To:**
**Alicia Griffith,** 3560 Brick Church Pike; Nashville, TN 37207

**PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER**
**164-00-0-213.00**

## SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 27th of Oct., 2015, by and between **Beneficial Tennessee Inc**, whose mailing address is **636 Grand Regency Blvd., Brandon, FL 33510**, hereinafter grantor, and party of the first part, for $101,000.00 (One Hundred One Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **Alicia Griffith**, hereinafter grantee, party of the second part, whose tax mailing address is 3560 BrickChurch Pike; Nashville, TN 37207; the real property is described in the **Attached Exhibit A:** (with a mailing address of 5797 Mount View Road; Antioch, TN 37013

WITNESSETH: That for and in consideration $101,000.00 (One Hundred One Thousand Dollars and Zero Cents), 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 of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **5797 Mount View Rd., Antioch, TN 37013.**

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DERIVATION CLAUSE

**Being the same property as conveyed from Candace Garrett, Administratrix of the Estate of Shirley A. Allison, deceased and Thomas M. Johnson, an unmarried person to Beneficial Tennessee, Inc., as described in Doc. 20150701-0063548, Dated 06/19/2015, Recorded 07/01/2015 in DAVIDSON County Records.**

## Exhibit A

**The following described property located in the County of Davidson, State of Tennessee: Being in the 2nd Civil District of Davidson County, Tennessee, being A 1.11 Acre Tract according to a drawing by Cummings & Cummings Surveyors, Dated October 25, 1972, and Described as Follows: Beginning in the Center of a 25 foot Right-of-Way called Santi Lane where it intersects with an iron pin in the Southwest corner of this 1.11 Acre Tract; thence South 45 degrees 57 minutes East 203 feet with the center of Santi Lane to an iron pin; thence South 63 degrees 04 minutes East 81.25 feet with the center of Santi Lane to an iron pin in the Westerly Margin of Mt. View Road; thence with the Westerly margin of Mt. View Road, North 15 degrees 15 minutes East 239.63 feet to an iron pin; thence North 63 degrees 55 minutes West 175.62 feet to an iron pin; thence South 43 degrees 27 minutes 28 West 179.74 feet to the point of beginning. Being the same property as conveyed from Candace Garrett, Administratrix of the Estate of Shirley A. Allison, deceased and Thomas M. Johnson, an unmarried person to Beneficial Tennessee, Inc., as described in Doc. 20150701-0063548, Dated 06/19/2015, Recorded 07/01/2015 in DAVIDSON County Records.**

**PROPERTY ADDRESS: 5797 Mount View Rd., Antioch, TN 37013**

**PARCEL NUMBER: 164-00-0-213.00**

Executed by the undersigned on 10/12/1, 2015:

**Beneficial Tennessee Inc**

**By:** _____

**Printed Name:** Mark Beles

**Its:** VP and Asst. Sec, Admin Serv. Div

STATE OF Florida

COUNTY OF Hillsborough

Before me, Richard M. Carlson, a Notary Public of said State and County aforesaid, personally appeared Mark Beles its VP. and Asst. Sec't. on behalf of **Beneficial Tennessee Inc** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be VP. and Asst. Sec't of Beneficial Tennessee Inc the within named Grantor, Party of the First Part and Bargainor, a Delaware corporation, and that he or she as such VP. and Asst. Sec't., executed the foregoing instrument for the purpose therein contained, by signing the name of Beneficial Tennessee Inc., by himself or herself as such VP and Asst. Sec't.

Witness my hand and seal, this 12th day of October, 2015

_____
Notary Public

My Commission Expires 07/26/2017

Notary Public State of Florida
Richard M Carlson
My Commission FF 021860
Expires 07/26/2017

Maximum principal indebtedness for Tennessee recording tax purposes is $ 101,000.00
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Florida
County of Hillsborough

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 $101,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 12 day of October, 2015.

Affiant

VP and Asst. Sec, Admin Serv. Div

Mark Beles
Print Name

Notary Public State of Florida
Richard M Carlson
My Commission FF 021860
Expires 07/26/2017

(Seal)

Notary Public

My commission expires:

07/26/2017

Richard M. Carlson
Print Name

CTIC# _____