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

New Owners Address:
Carter Realty Investments
P.O. Box 1633
Mt. Juliet, TN 37121

Send Tax Bills to Same Address

Map/Parcel 074000/083.00

BILL GARRETT, Davidson County
Trans:T20170027743 DEEDWARRSP
Recvd: 04/03/17 11:00 3 pgs
Fees:18.00 Taxes:397.75
20170403-0032104

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 2nd day of March, 2017 between

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

Carter Realty Investments
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:

Being a tract of land in the 9th Councilmanic District of Davidson County, Tennessee being more accurately described as follows:

Land in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Rafe White lot, Harvey T. Conner property, Plat of record in Instrument No. 20011219-0140042, Register's Office for Davidson County, Tennessee, to which reference is hereby made to said instrument for a more comprehensive and detailed description. Property is known as 1947 Neelys Bend Road, Madison, TN 37115.

Being the same property conveyed to Vanderbilt Mortgage and Finance, Inc. by Successor Trustee's Deed from Anthony R. Steele, Successor Trustee dated 5-23-2016 of record in Instrument No. 20160523-0051662, Register's Office for Davidson County, Tennessee.

INCLUDING, BUT SPECIFICALLY EXCLUDING out-conveyances of record in Book 3576, Page 269, and as corrected in Book 5101, Page 682, said Register's Office.

Less and Except:

BEING a tract of land lying in the 9th Civil District of Davidson County, Tennessee, and being more particularly described as follows:

BEGINNING at a pin in the easterly right-of-way Neelys Bend Road, and being the northwesterly point of a tract owned by Stephen Compton as of record in instrument # 201510290110308 RODC, TN; thence with road, N 08 deg. 07 min 49 sec W, 27.34 feet to a point, in the line of Nell Sheldon as of record in instrument #20111290101726 RODC, TN; thence leaving Neely's Bend Road, N 70 deg. 11 min 09 E, 389.92 feet to an iron pin old; thence; N 09 deg. 33 min 23 sec W, 183.92 feet to an iron pin old; thence N 70 deg. 11 min 09 sec E, 36.52 feet to an iron pin, common corner of Lot #1 on a plat of Harvey T. Conner Property as of record in instrument#2001121900140042 RODC, TN; thence S 22 deg. 06 min 39 E, 195.30 feet to an iron pin; thence S 68 deg. 39 min 21 sec W, 472.05 feet to the point of beginning containing 0.455 acres as per a survey by Tommy E. Walker RLS 1465.

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: Michael Shelton, 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 Authorized 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 Authorized Agent.

WITNESS my hand and official seal at office in Maryville, Tennessee on this the 22ND day of March, 2017.

Lucy A Shular
Notary Public
My Commission Expires: 4-24-17

LUCY A. SHULAR
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

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 **$107,500.00,** 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 22ND day of March, 2017.

Lucy A Shular
NOTARY PUBLIC
My Commission Expires: 4-24-17

LUCY A. SHULAR
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY