This instrument prepared by & Return to:
Providence Title, LLC
25 Century Blvd, Suite 402
Nashville, TN 37214
File No.: 20171117

Bill Garrett Davidson County
Batch# 27165 DEEDWARRSP
11/16/2017 04:14:30 PM 3 pgs
Fees: $18.00 Taxes: $27.75
20171116-0118024

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 16th day of November, 2017, by and between **Vanderbilt Mortgage and Finance, Inc.**, a Tennessee corporation, party of the first part, and **Carter Realty Investments**, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

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 No. 20151029-0110308 RODC, TN; thence with road, North 08 degrees 07' 49" West, 27.34 feet to a point, in the line of Nell Conner Shellhorn as of record in Instrument No. 20111229-0101726 RODC, TN; thence leaving Neely's Bend Road, North 70 degrees 11' 09 East 389.92 feet to an iron pin old; thence; North 09 degrees 33' 23" West, 183.92 feet to an iron pin old; thence North 70 degrees 11' 09" East, 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 No. 20011219-00140042 RODC, TN; thence South 22 degrees 06' 39 East, 195.30 feet to an iron pin; thence South 68 degrees 39' 21" West, 472.05 feet to the point of beginning containing 0.455 acres according to a survey made by Tommy E. Walker RLS No. 1465.

Being part of the same property conveyed to Vanderbilt Mortgage and Finance, Inc. by virtue of that certain Trustee's Deed dated May 23, 2016, and being of record at Instrument No. 20160523-0051662 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- Defects, liens, encumbrances, adverse claims or other matters, if any, created, first appearing in the public records or attaching subsequent to the effective date hereof but prior to the date the proposed insured acquires for value of record the estate or interest or mortgage thereon covered by this Commitment.
- Rights or claims of parties in possession not shown by the public records.
- Easements, liens or encumbrances or claims thereof, which are not shown by the public record.
- The lien of the following general and special taxes for the year or years specified and subsequent years: City of Madison taxes and 2018 Davidson County taxes, being liens not yet due and payable.
- Right of Way of Neelys Bend Road.
- All matters shown on a survey by Tommy E. Walker, RLS No. 1465.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Vanderbilt Mortgage and Finance, Inc.

By

STATE OF Tennessee
COUNTY OF Blount

On this 14th day of November, 2017 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Michael Shelton, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Authorized Agent of the within named bargainor, **Vanderbilt Mortgage and Finance, Inc.**, and that he/she 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/herself as such Authorized Agent.

WITNESS my hand and official seal at office this 14th day of November, 2017.

Tina Marshall
Notary Public

My Commission Expires: 12-23-19

TINA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

Property Owner & Address: Carter Realty Investments
PO Box 1633
Mt Juliet, TN 37121

Property Address: 1955 Neelys Bend
Madison, TN 37115

Mail Tax Bills to: owner at owners address

Tax Parcel No.: 07400009200

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Blount

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $7,500.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 14th day of November, 2017.

Tina Marshall
NOTARY PUBLIC

My Commission Expires: 12-23-19

TINA MARSHALL
STATE OF TENNESSEE NOTARY PUBLIC
BLOUNT COUNTY

Certificate of Authenticity

I, ASHLEE D PAGE, 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.

Ashlee D Page

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Venikkia Cunningham, a notary public for this county and state, Ashlee D. Page, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 9/25/19.

VENIKKIA CUNNIGHAM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
MY COMMISSION EXPIRES 9-25-2019

201711160118024