Box 29

This Instrument Prepared by:
Shearon W. Hales, Associate Counsel
Ascend Federal Credit Union
Post Office Box 1210
Tullahoma, TN 37388

Owner & Tax Liability:
Robert A. Yeargin &
Sandra C. Sanders
1109 Safety Harbor Cove
Old Hickory, TN 37138

Bill Garrett Davidson County
Batch# 105254 DEEDWARRSP
06/15/2018 12:40:12 PM 2 pgs
Fees: $13.00 Taxes: $2,081.25
20180615-0057792

Parcel ID Number: 064 03 0C 026.00

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 DOLLARS ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, this indenture, made on the 14th day of June, 2018, by and between Ascend Federal Credit Union, whose address is Post Office Box 1210, 520 Airpark Drive, Tullahoma, Tennessee 37388, hereinafter referred to as Grantor, has bargained and sold, and by these presents do transfer and convey unto Robert A. Yeargin and Sandra C. Sanders, as joint tenants with right of survivorship, hereinafter called the Grantees, their heirs and assigns, a certain tract or parcel of land described as follows, to wit:

> Being Lot No. 211 on the Final Plat of Phase Four, Section One, Brandywine Pointe, as of record in Book 7900, pages 550 and 551, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said lot.
>
> Being the same property conveyed to Donald R. Baskin and wife, Beverly W. Baskin by deed from Brandywine Pointe Partners, L.P., dated July 19, 1993, of record in Book 9019, page 306, Register's Office for Davidson County, Tennessee
>
> Also being the same property subsequently conveyed to Beverly W. Baskin and Donald R. Baskin, Trustees of The Beverly W. Baskin Living Trust, established by the Revocable Trust Agreement of Beverly W. Baskin, by deed dated March 4, 2008, of record in Instrument Number 20080320-0028361, Register's Office, Davidson County, Tennessee.
>
> Also being the same property conveyed to Ascend Federal Credit Union by a Substitute Trustee's Deed dated April 24, 2017, of record as Instrument Number 20170510-0046526, Register's Office, Davidson County, Tennessee.
>
> Property address: 1109 Safety Harbor Cove, Old Hickory, TN 37138. Map & Parcel: 064 03 0C 026.00

**TO HAVE AND TO HOLD** the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to Grantees, their heirs and assigns, forever.

**GRANTOR** further covenants and binds itself, its representatives, successors and assigns to warrant specially and forever defend the title to said real estate to Grantees, their heirs and assigns, against the lawful claims of all persons claiming through and under Grantor (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF**, the Ascend Federal Credit Union, Tullahoma, Tennessee, has caused this Special Warranty Deed to be executed on this the 8 day of June, 2018.

**ASCEND FEDERAL CREDIT UNION**

BY _____
CAREN C. GABRIEL, President/CEO

STATE OF TENNESSEE
COUNTY OF COFFEE

Personally appeared before me, the undersigned authority, a Notary Public, Caren C. Gabriel, with whom I am personally acquainted, and who acknowledged herself to be the President/CEO of Ascend Federal Credit Union, and who further acknowledged that she as such President/CEO, being duly authorized so to do, executed the within instrument for the purposes therein contained.

Witness my hand and official seal at Tullahoma, Tennessee, this 8 day of June, 2018.

_____
NOTARY PUBLIC

My Commission Expires:
11/21/18

I, or we, hereby swear or affirm that the ~~actual consideration~~ for this transfer or value of the property transferred, whichever is greater is $ 568,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

_____
Affiant

Subscribed and sworn to before me this the 14 day of JUNE, 2018.

_____
Notary Public

My Comm. Exp.: 3/8/22