File Box 8

Prepared By:
SKW Title Company, LLC
3405 Dallas Highway, Bldg. 800, Ste. 810
Marietta, GA 30064

Return To:
Wilkins & Ivey, Attorneys at Law
104 Woodmont Blvd, Suite 100
Nashville, TN 37205
File No.: TN-REO180297ATN

Karen Y Johnson Davidson County
Batch# 182661 **DEEDWARRSP**
01/10/2019 02:36:11 PM 5 pgs
Fees: $28.00 Taxes: $2,941.50

20190110-0002827

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Terrence J. Clyne, Trustee of the Terrence Clyne Trust for Karen Lavelle, Holly Clyne and Others, dated October 21, 2015	Terrence J. Clyne, Trustee of the Terrence Clyne Trust for Karen Lavelle, Holly Clyne and Others, dated October 21, 2015	116-08-0B-048.00-CO
(Name) 4717 Centennial Blvd	(Name) 4717 Centennial Blvd	
(Address) Nashville, TN 37209	(Address) Nashville, TN 37209	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, TIAA, FSB f/k/a Everbank, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Terrence J. Clyne, Trustee of the Terrence Clyne Trust for Karen Lavelle, Holly Clyne and Others, dated October 21, 2015, the Grantees herein, their successors, heirs and assigns, that certain

☒ improved ☐ unimproved real estate located at 48 E Concord Park E, Nashville, TN 37205, in Davidson County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

(Continuation of Special Warranty Deed)

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hand as of the 26th day of December 2018 (date), the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

TIAA, ~~FSB~~ f/k/a Everbank

BY: PHH Mortgage Corporation, as Attorney in Fact

State of NJ

County of Burl

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Sheri Robinson, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, acknowledged him/her self to be the Vice President (Title of person signing) of PHH Mortgage Corporation, as Attorney in Fact (Name of Company), a Corporation, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Vice President for the purposes therein contained.

Witness my hand and official seal, at office in Mt Laurel, this December 26 2018

Notary Public

My Commission Expires: _____

LINDA HULLER
Comm. Exp. 05-19-2023
NOTARY PUBLIC
ID: 2300415
NEW JERSEY

Linda Huller 2300415
Notary Public of New Jersey
My Commission Expires May 19, 2023

(Continuation of Special Warranty Deed)

State of Georgia
County of Cobb

The actual consideration or value, whichever is greater, for this transfer is ~~$620,000.00~~ 795,000.00.

Affiant

Subscribed and sworn to before me this the 21st day of December, 2018

Notary Public
My Commission Expires: 10-4-2020

PATRICIA D. GROVES NOTARY PUBLIC GEORGIA EXPIRES October 4, 2020 COBB COUNTY

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 48, on the Plan of Revised Plan of Sugartree Phase 2, as shown on plat of record in Plat book 4860, page 79 and 80 and amended in Book 5017, page 563, in the register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Susan S. Fuller in Instrument 20030106-0001924 recorded 1/6/2003, Register's Office for Davidson County, Tennessee.

RE: 48 E Concord Park E, Nashville, TN 37205

The property hereinabove described was acquired by Grantor by instrument recorded in Instrument Number 20180605-0053679, Davidson County Register of Deeds.

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for the current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.