Karen Johnson Davidson County
Batch# 239465 DEEDWARRSP
06/05/2019 03:06:30 PM 6 pgs
Fees: $33.00 Taxes: $867.65
20190605-0053918

Commitment Number: 190747630
Seller's Loan Number: 3000150353

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:
MATTHEW JONES, 283 Spring Creek Rd., Lebanon, TN 37087

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
128 00 0 108.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the April 30th, 2019, by and between **NEW AMERICAN FUNDING**, whose mailing address is **1101 Lakeline Blvd #325, AUSTIN, TX 78717**, hereinafter grantor, and party of the first part, for $234,500.00 (Two Hundred Thirty Four Thousand Five Hundred Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **MATTHEW JONES**, hereinafter grantee, party of the second part, whose tax mailing address is **283 Spring Creek Rd., Lebanon, TN 37087**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $234,500.00 (Two Hundred Thirty Four Thousand Five Hundred 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 **7719 Sawyer Brown Rd, Nashville, TN 37221**.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was a Substitute Trustee's Deed recorded at Instrument No. 20190307-0021065 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 128 00 0 108.00

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.

Exhibit A

All that certain real property in the county of Davidson, state of tennessee, described as follows: A tract of land in the 8th civil district of davidson county, tennessee, being part of a 112-one half acre tract as shown on the plan of record in plan book 2, page 165, chancery court at Nashville and being shown as lot no. 8 on a survey made by wayne s. Cooper, sr., surveyor, april 17, 1968, as follows: Beginning at a spike in the center of sawyer brown road at a point north 1 deg. 36 minutes east 47.3 feet and north 9 deg. 52 minutes east 278.7 feet from the northeast corner of the property conveyed to Robert A. Hill and wife, by deed from C.E. Francis and wife of record in book 4243, page 264, registers office for said county being the corner of tracts 8 and 9; thence with the line between said two tracts north 74 deg. 56 minutes west 799.18 feet to an iron pin in the easterly right of way of interstate I-40; thence with said right-of-way line north 17 deg. 36 minutes east 162.40 feet to the corner of tract 7 and 8; thence with the line between said two tracts, south 74 deg. 58 minutes east 797.78 feet to the center of sawyer brown road; thence the center of said road south 18 deg. 16 minutes west 140.4 feet and continuing with the center of said road south 9 deg. 52 minutes west 22.6 feet to the beginning, containing 3.02 acres, more or less. Parcel ID: 128 00 0 108.00

Executed by the undersigned on April 30th, 2019:

NEW AMERICAN FUNDING

By: _____

Name: Roberto Moreno, SVP

Its: _____

STATE OF Texas

COUNTY OF Williamson

Before me, Regina Runett Noble, a Notary Public of said State and County aforesaid, personally appeared Roberto Moreno its SVP on behalf of **NEW AMERICAN FUNDING** 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 SVP of **NEW AMERICAN FUNDING** the within named Grantor, Party of the First Part, and that he or she executed the foregoing instrument for the purpose therein contained, by signing the name of **NEW AMERICAN FUNDING** by himself or herself as such SVP.

Witness my hand and seal, this 30 day of April, 2019

Regina Runett Noble
Notary Public

My Commission Expires 7/13/21

REGINA RUNETT NOBLE
Notary ID #131206461
My Commission Expires
July 13, 2021

State of Texas
County of Williamson

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 $234,500.00 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 30 day of April, 2019.

Affiant

Roberto Moreno, SVP
Print Name

REGINA RUNETT NOBLE
Notary ID #131206461
My Commission Expires
July 13, 2021

(Seal)

Notary Public

My commission expires:
7/13/21

Regina Runett Noble
Print Name

CTIC# _____

True Copy Certification

I, Heidi Jones, 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.

Heidi Jones

Signature

State of Pennsylvania
County of Allegheny

Personally appeared before me, Karen Rose Hall a notary public for this county and state, Heidi Jones who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Karen Rose Hall

Notary's Signature

My Commission Expires:

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Karen Rose Hall, Notary Public
Center Twp., Beaver County
My Commission Expires Aug. 21, 2020
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES

Notary Seal