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

New Owners Address & Send Tax Bills To:
Highlands Residential Mortgage
12001 N. Central Expressway, Suite 750
Dallas, TX 75243

Map/Parcel: 021000-140.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 11th day of October, 2019 between

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

Benjamin Schaeffer and Sierra Kiss, as joint tenants with right of survivorship
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:

Property located at 4312 Bernard Road in Joelton, in the 1st Councilmanic District of Davidson County, Tennessee, being shown as Parcel 140 on Davidson County Property Map 21 and being more particularly described as follows:

BEGINNING at a mag nail set in the centerline of Bernard Road at the Northwest corner of the herein-described tract. Said beginning point also being the Southwest corner of the Dorothy A. Harris Revocable Trust property (Parcel 138) of record in D.B. 20091228-0117124, R.O.D.C., TN. Thence, from said POINT OF BEGINNING, leaving the center of Bernard Road, along the southerly line of Harris, N 68°24'29" E 200.00 feet to an iron pin set at the Northeast corner of the herein-described tract and a corner to the Marvin Turner and Jonathan Basham property (Parcel 2) of record in D.B. 20150227-0016908, R.O.D.C., TN. Thence, leaving the line of Harris, along the line of Turner and Basham for the next 2 calls: S 05°38'06" E 370.00 feet to a point in the center of a large drain at the Southeast corner of the herein-described tract; Thence, S 88°22'06" W 228.00 feet to a mag nail set in the center of Bernard Road at the Southwest corner of the herein-described tract. Thence, along the center of Bernard Road, N 08°18'30" E 164.00 feet to a mag nail set in the center of Bernard Road; Thence N 07°25'22" W 140.00 feet to the POINT OF BEGINNING, containing 1.53 acres. According to a survey by Crenshaw Land Surveying; William E. Crenshaw TN. R.L.S. #2395, dated April 30, 2019 and known as Job No. 19032.

Included with this conveyance is the 2005 Ener ACD manufactured home, Serial No: ACDSEAL16739ABC, which has become and is affixed such that the manufactured housing unit is an improvement to and made part of the real property, and to which the certificate of title has been properly surrendered to the State of Tennessee (detitled) pursuant to TCA §55-3-138, on May 17, 2019.

Karen Johnson Davidson County
Batch# 301391 DEEDWARRSP
10/16/2019 08:54:18 AM 3 pgs
Fees: $18.00 Taxes: $721.50

20191016-0105931

Being the same property conveyed to Vanderbilt Mortgage and Finance, Inc. by Successor Trustee's Deed from Anthony R. Steele, Successor Trustee, dated 1/4/2019, of record in Instrument No. 20190104-0001264 and also by Quitclaim Deed dated 10/7/2019 from Clifton J. Judd, III, unmarried and Carman N. Judd, unmarried of record in Instrument No. 20191008-0102834, Register's Office for Davidson County, Tennessee.

This is (X) improved ( ) unimproved property known as: 4312 Bernard Rd., Joelton, TN 37080.

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 11 day of October, 2019.

Esther J Webster
Notary Public

ESTHER J. WEBSTER STATE OF TENNESSEE NOTARY PUBLIC BLOUNT COUNTY

My Commission Expires: 3-29-20

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 **$195,000.00,** 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 11 day of October, 2019.

Esther J Webster
NOTARY PUBLIC

ESTHER J. WEBSTER STATE OF TENNESSEE NOTARY PUBLIC BLOUNT COUNTY

My Commission Expires: 3-29-20