Boy 36

(1)

BILL GARRETT, Davidson County
Trans:T20090065919 DEEDWARR
Recvd: 09/28/09 14:04 3 pgs
Fees:18.00 Taxes:984.20
20090928-0089896

THIS INSTRUMENT PREPARED BY:
BONE McALLESTER NORTON PLLC
511 Union Street, Suite 1600
Nashville, Tennessee 37219

Address New Owner(s)	**Send Tax Bills To:**	**Map & Parcel Nos.:**
Charles Brett Martin **299 Jones Parkway** **Brentwood, TN 37027**	**New Owner**	**172-03-0-A-126.00CO**

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GreenBank (being one and the same as Green Bank; herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Charles Brett Martin (herein referred to as "Grantee"), his heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being all of Lot 59 on the Final Plat of The Woodlands Subdivision, Phase Four, Section 1-B, of record in Instrument No. 20070705-0080225, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.
>
> Being the same property conveyed to GreenBank by Trustee's Deed of record in Instrument No. 20090805-0073580, Register's Office for Davidson County, Tennessee, dated July 26, 2009.

The street address of the property is believed to be 1640 Boxwood Drive, Nashville, Davidson County, Tennessee, but such address is not part of the Legal Description of the property. In the event of any discrepancy, the Legal Description herein shall control.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and representatives, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2009 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and representatives, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 25th day of September, 2009.

GRANTOR:

GREENBANK

By: _____ AVP

Terry R. Polman
Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The greater of the consideration for this transfer or the value of the property is $266,000.00.

C. Scott Polman
AFFIANT

Subscribed and sworn to before me, this 25th day of September, 2009.

NOTARY PUBLIC

My Commission Expires: _____

RUBYE RAINEY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

NOTARY PUBLIC Rubye Rainey My Commission Expires March 12, 2011 STATE OF TENNESSEE

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ SUMNER)

Personally appeared before me, JENNIFER COLLIGAN, a Notary Public for the state and county aforesaid, Terry R. Polman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of GreenBank, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 25th day of September, 2009.

Jennifer Colligan
NOTARY PUBLIC

My Commission Expires:

1/2/11

JENNIFER COLLIGAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY