BILL GARRETT, Davidson County
Trans:T20100020041 DEEDWARRSP
Recvd: 04/06/10 12:46 2 pgs
Fees:13.00 Taxes:185.00
20100406-0025658

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

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Address New Owner:	Send Tax Bills To:	Map-Parcel
Darren Lowry	Same as New owner	162-16A
11 Sycamore Ct		48CO
Antioch, TN 37013		

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STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $50,000.00.

Affiant

Subscribed and sworn to before me this 5th day of April, 2010

Notary Public

My Commission Expires: 7-20-2011

DEBORAH L. BISSELL NOTARY PUBLIC STATE OF TENNESSEE COUNTY OF PERRY

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FOR AND IN CONSIDERATION of Ten & No/100 Dollars ($10.00), cash in hand paid and other good and valid consideration, the receipt and sufficiency of which is hereby acknowledged, BancorpSouth Bank, a Mississippi corporation ("Grantor") by these presents does hereby transfer, sell and convey to Darren Lowry("Grantee"), its successors and assigns, all interest, right and title in and to certain real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

A certain condominium located in Davidson County, Tennessee, being Unit Number 11, Building Number 10, in a Horizontal Property Regime of Mill Creek Club Condominium Townhouses, now known as Hickory Hollow Condominiums, Section One, Phase One, of record in Plat Book 4860, page 11, said Register's Office, together with the undivided percentage interest in the common elements appurtenant to said unit as set forth in the Master Deed of record Book 4887, page 961, amended in Book 5000, page 607, and Book 5101, page 809, to which plan reference is made for a more complete description.

Being the same property conveyed to BancorpSouth Bank. A Mississippi Corporation, by deed from Jerry P. Spore, acting as Trustee, of record in Instrument no. 20090630-0060626, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2010 and subsequent years.

This is **improved** property known as **11 Sycamore Court, Antioch, TN 37013**

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND Grantor does further covenant and bind it and its successors and assigns, to warrant and forever defend the title to said real property to the Grantee, it successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, The Grantor has caused this instrument to be executed on this the 5 day of April, 2010.

GRANTOR:
BancorpSouth Bank, a Mississippi corporation

By: _____
Chris Marchetti, Senior Vice President

KAREN C. ALLEN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Chris Marchetti, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the Senior Vice President and as such Senior Vice President he has the authority to execute this Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 5 day of April, 2010.

_____
Notary Public

My Commission Expires: 7/5/11