| Address New Owner(s) | Send Tax Bills To: | Map-Parcel Number(s) |
|---|---|---|
| Cheryl Louise Hiers<br>440 Bowling Ave.<br>Nashville, TN<br>37205 | New Owner | 081-08-0-468.00 |

**THIS INSTRUMENT PREPARED BY:**
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

STATE OF TENNESSEE
COUNTY OF ~~DAVIDSON~~ Williamson
The actual consideration or value, whichever is greater, for this transfer is **$37,950.00**

Catherine Ragsdale
Affiant

Subscribed and sworn to before me, this the 25th day of June, 2010.

Sherron R. Pearce
Notary Public

My Commission Expires: 2/20/2012
(Affix Seal)

SHERRON R. PEARCE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

## SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, **First State Bank, a banking institution, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Cheryl Louise Hiers, unmarried, ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, Being Lot No. 73 as shown on the Plan of D.T., McGavock Addition, of record in Book 21, Page 7, the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to First State Bank, a banking institution, by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, dated February 11, 2010, of record in Instrument No. 20100212-0011261, Register's Office for Davidson County, Tennessee.

This is ☐ Improved OR ☒ Unimproved property located at: **Lot# 73, 0 5th Avenue North, Nashville, TN**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

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

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **25th** day of **June, 2010.**

**First State Bank**

By: **James K. Wyatt**
It's: **Assistant Vice President**

BILL GARRETT, Davidson County
Trans:T20100039143 DEEDWARRSP
Recvd: 06/28/10 11:25 3 pgs
Fees:18.00 Taxes:140.42

20100628-0050203

**STATE OF TENNESSEE**

**COUNTY OF TIPTON**

Before me, the undersigned of the State and County mentioned, personally appeared **James K. Wyatt** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Assistant Vice President** of **First State Bank**, the within named bargainor, a banking institution, and that such **James K. Wyatt**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the bank institution as **Assistant Vice President.**

Witness my hand and Seal at office on the **25th** day of **June, 2010.**

Notary Public

My Commission Expires: 12-22-13

DEBBIE M WHITE
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

**EXHIBIT B**

**Permitted Exceptions**

1. Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Subject to all matters shown on the Plan of record in Plat Book 21, Page 7, Register's Office for Davidson County, Tennessee.