8:05

File No. 210060468

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $38,000.00

William L Presley Jr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JUNE, 2010.

Kim Gillespie
Notary Public

MY COMMISSION EXPIRES: October 23, 2012.
(AFFIX SEAL)

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

THIS INSTRUMENT WAS PREPARED BY
Stewart Title Company - Tennessee Division
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

Ref

BILL GARRETT, Davidson County
Trans:T20100040787 DEEDWARRSP
Recvd: 07/02/10 12:23 2 pgs
Fees:13.00 Taxes:140.60

20100702-0052097

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William L. Presley Jr.	William L. Presley Jr.	P/O 05202027600
(NAME) Lots 5 and 6 Rainbow Terrace	(NAME) 1420 Rivermont Circle, North	
(ADDRESS) Madison, TN 37115	(ADDRESS) Gallatin, TN 37066	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **GreenBank**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **William L. Presley Jr., an unmarried person**, HEREINAFTER CALLED THE GRANTEE(S), HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 5 and 6, of Block A, on the Revised Map of Rainbow Terrace Subdivision, of record in Plat Book 1130, Page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being part of the same property conveyed to GreenBank by Deed from David M. Anthony, Substitute Trustee, dated 01/25/2010 and filed for record on 01/25/2010 in Instrument No. 20100125-0006408, Register's Office for Davidson County, Tennessee.

This conveyance is subject to:

All matters as set forth per Plat Book 1130, Page 85, said Register's Office. County of Davidson taxes for the year 2010 and subsequent years, a lien not yet ascertainable, due or payable. Tax Parcel ID No. Part Of 05202027600

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☒

This is improved ☐ property, known as Lots 5 and 6 Rainbow Terrace, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, HIS heirs and assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, HIS heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 29th day of June, 2010.

GreenBank

By: _____ AVP

Terry R. Polman, AVP, Special Assets Officer

STATE OF TENNESSEE

COUNTY OF SUMNER

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Terry R. Polman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the AVP, Special Assets Officer of GreenBank, the within named bargainor, a corporation, and that he as such AVP, Special Assets Officer, as duly authorized executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as AVP, Special Assets Officer.

Witness my hand at office this 29th day of June, 2010.

Commission expires: October 23, 2012

_____

Kim Gillespie Notary Public

KIM GILLESPIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

File Number: 210060468

RETURN TO:

Stewart Title Company - Hendersonville
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075