THIS INSTRUMENT PREPARED BY:

Melinda Sutherland
Heritage Title Services
315 W. Main St., Ste. 38
Hendersonville, TN 37075
615-826-6779

AFTER RECORDING RETURN TO:
HERITAGE TITLE SERVICES
Attn: Nancy McMillen
1717 Alliant Ave., Ste. 5
Louisville, KY 40299

BILL GARRETT, Davidson County
Trans:T20100052788 DEEDWARRSP
Recvd: 08/25/10 09:55 2 pgs
Fees:13.00 Taxes:491.73
20100825-0067209

Address New Owner(s)
Shonte' Dyne Jackson
1612 Bridgecrest Drive
Antioch, TN 37013

Send Tax Bills To:
Shonte' Dyne Jackson
1612 Bridgecrest Drive
Antioch, TN 37013

Map & Parcel No:
149-15-0A-283.00

TENNESSEE SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 20th day of August, 20 10, by and between **Branch Banking and Trust Company,** a corporation organized and existing under and by virtue of the laws of the State of North Carolina by **Chad Reuille,** it's **Assistant Vice President,** party of the first part, and Shonte' Dyne Jackson, single, party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED THIRTY TWO THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($132,900.00),** 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 of the second part the following described real estate, situated and being in the City of Antioch, County of Davidson, State of Tennessee:

Lot 153, Cambridge Forest Planned Unit Development, Phase 3, as shown on plat of record in Instrument Number 200106280068483, as amended in Instrument No. 200205030054630, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more particular description of said property.

Being the same property conveyed to Branch Banking and Trust Company by Trustee's Deed dated March 17, 2010 of record in Instrument #20100322-0021376, Davidson County, Tennessee.

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, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons, but only as it pertains to the actions of the first party herein.

Wherever the word "party" as used herein, it shall mean "parties" if there are more than one person referred to and whenever pronouns occur herein, they shall be construed according to their proper gender and number according to the context of this instrument.

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.

Branch Banking & Trust Company

By: **Chad Reuille**

Title: **Assistant Vice President**

STATE OF NORTH CAROLINA

COUNTY OF Davidson

Before me, a Notary Public in and for said State and County aforesaid, personally appeared **Branch Banking and Trust Company,** the within named bargainor, a corporation, by **Chad Reuille** as **Assistant Vice President,** being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by herself/himself as such Assistant Vice President.

WITNESS my hand and Official Seal at office this 20 day of August, 2010

My commission expires: 4/2/13

Notary Public

KIMBERLY T VAUGHN
Notary Public
Davidson County, NC
My Commission Expires April 2, 2013

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, **$132,900.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me, this 24th day of August, 2010

Property address:
1612 Bridgecrest Drive
Antioch, TN 37013
Lb187002760

comm. expires 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY