Return to:

Southeast Title of Tenn.
216 Centerview Drive, Ste 100
Brentwood, TN 37027

Prepared by T. Jake Wolaver
Tisher & Wolaver, PLLC
P.O. Box 1431
Columbia, Tennessee 38402-1431

Return to Southeast Title

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS, this indenture entered into between Community First Bank & Trust, FIRST PARTY, which expression shall include heirs, assigns and personal representatives, and David Lagadinos, SECOND PARTY, which expression shall include heirs, assigns and personal representatives.

WITNESSETH:

For the consideration of the sum of TEN DOLLARS ($10.00), and other good and valuable considerations, the receipt of all of which is hereby acknowledged, FIRST PARTY conveys unto SECOND PARTY the following described property:

Land in Davidson County, Tennessee, being Lot No. 211 on the Plan of Section 3, Valley Grove, of record in Plat Book 5800, Page 153, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete legal description.

Being a the same property conveyed to FIRST PARTY herein by deed of record in Instrument No. 20101101-0086991, Register's Office of Davidson County, Tennessee.

Map & Parcel: 087-13-0-064.00.

This deed has been prepared solely upon information furnished by the FIRST PARTY. There has been no examination of the title by the preparer who assumes no responsibility for the accuracy of the information shown herein.

BILL GARRETT, Davidson County
Trans:T20110016701 DEEDWARRSP
Recvd: 03/22/11 09:10 3 pgs
Fees:18.00 Taxes:185.00
20110322-0022197

FIRST PARTY COVENANTS with SECOND PARTY that it has lawfully seized and possessed of said real estate and that FIRST PARTY has a good and lawful right to convey the same, and that it is unencumbered except as follows: current year's property taxes which will be prorated as of the date of this deed and assumed by SECOND PARTY; covenants, conditions and restrictions of record in Instrument No. 6011, Page 304 and Book 6096, Page 287, Register's Office of Davidson County, Tennessee; utility and drainage easements, building setback lines and other matters as shown on plat of record; and all other matters of public record.

TO HAVE AND TO HOLD the Property, together with all and singular the rights and

appurtenances pertaining thereto, including all of FIRST PARTY's right, title and interest in and to adjacent streets, alleys and rights of way, subject to the foregoing encumbrances, unto SECOND PARTY and SECOND PARTY's heirs, successors and assigns forever. FIRST PARTY does hereby bind itself and its successors to warrant and forever defend the Property unto SECOND PARTY and SECOND PARTY's heirs, successors and assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through or under FIRST PARTY, but not otherwise.

EXCEPT FOR THE LIMITED WARRANTY OF TITLE HEREIN CONTAINED, SECOND PARTY ACKNOWLEDGES THAT FIRST PARTY HAS NOT MADE, DOES NOT MAKE AND SPECIFICALLY NEGATES AND DISCLAIMS ANY OTHER REPRESENTATIONS, WARRANTIES, PROMISES, COVENANTS, AGREEMENTS OR GUARANTIES OF ANY KIND OR CHARACTER WHATSOEVER, WHETHER EXPRESS OR IMPLIED, INCLUDING BUT NOT LIMITED TO ANY IMPLIED WARRANTY OF HABITABILITY. SECOND PARTY FURTHER ACKNOWLEDGES THAT TO THE MAXIMUM EXTENT PERMITTED BY LAW, THE SALE OF THE PROPERTY IS MADE ON AN "AS IS" CONDITION AND BASIS WITH ALL FAULTS.

By acceptance of this Special Warranty Deed, SECOND PARTY agrees to and accepts all of the foregoing matters.

IN WITNESS WHEREOF, this conveyance has been executed on the 18th day of March, 2011.

Community First Bank & Trust

By: _____
Carl B. Campbell, Senior Vice President and Chief Credit Officer

"FIRST PARTY"

STATE OF TENNESSEE

COUNTY OF MAURY

Personally appeared before me, the undersigned, Carl B. Campbell, with whom I am personally acquainted, and who acknowledged under oath that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President and Chief Credit Officer of Community First Bank & Trust and is authorized by the maker to execute this instrument on behalf of the maker.

Given under my hand and official seal, this 18th day of March, 2011.

My commission expires:
1/24/14

Notary Public

STEPHANIE GRIMAUD
STATE OF TENNESSEE NOTARY PUBLIC
MAURY COUNTY, TENN.

STATE OF TENNESSEE - MAURY COUNTY

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

Affiant

Subscribed and sworn to before me, this 18th day of March, 2011.

My commission expires:
1-6-14

Notary Public

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NEW PROPERTY OWNERS:

David Lagadinos
4613 Forest Ridge Dr.
Hermitage, TN 37076

PERSON(S) RESPONSIBLE FOR TAXES:

New owner

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