SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110048574 DEEDWARRSP
Recvd: 08/09/11 09:04 3 pgs
Fees:18.00 Taxes:151.70
20110809-0061137

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$41,000.00**

Luther T. McKnight, **Affiant**

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 29th DAY OF JULY,2011

LINDA J. OTT

Notary Public

MY COMMISSION EXPIRES: 12-16-2012
(AFFIX SEAL)

LINDA J. OTT NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ernest B. Williams IV, PLLC
Ernest B. Williams, IV, Esquire
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luther T. McKnight 5065 Villa Crest Dr. Nashville, TN 37220	**Same as Owner**	**155-16-0A-041.00-CO**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, CADENCE BANK, N.A., HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO LUTHER T. MCKNIGHT, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED IN **EXHIBIT A**, ATTACHED.

This is x improved ☐ unimproved property, known as **805 Highpoint Trace, Nashville, TN**

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by and through the GRANTOR(S), but not otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 29th day of July, 2011

Cadence Bank, N.A.

By: _____ SVP

Print Name: Aubrey D. Dines

Title: Senior Vice-President

STATE OF TENNESSEE)
COUNTY OF Shelby)

BEFORE ME, the undersigned a Notary Public of the State and County aforementioned, personally appeared Aubrey Dines, 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 Senior Vice President of Cadence Bank, N.A. and as such Officer, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation Cadence Bank, N.A., as Senior Vice President and acknowledged the instrument to be the free act and deed of Cadence Bank, N.A.

WITNESS my hand and seal, this 29th day of July, 2011.

Jacqueline Dennis

Notary Public

JACQUELINE DENNIS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

My Commission Expires: October 12, 2014

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

EXHIBIT A
LEGAL DESCRIPTION

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 805 Highpoint Trace, Nashville, TN

Map/Parcel: **155-16-0A-041.00-CO**

Description:

Land in Davidson County, Tennessee, being Lot(s) 33, Traceside, Section Two, according to the Plan of record in Book 7900, pages 980-981, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Cadence Bank, N.A., by deed, of record as Instrument No. 20110119-0005014, dated January 14, 2011, said Register's Office.