SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110055197 DEEDWARRSP
Recvd: 09/07/11 09:24 3 pgs
Fees:18.00 Taxes:647.50
20110907-0069050

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$175,000.00**

Ashley W. Morgan

Ashley W. Morgan, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2011

CECILIA M. HENSLEY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

Cecilia M. Hensley

Notary Public

MY COMMISSION EXPIRES: 4/15/2015

(AFFIX SEAL)

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
Michael T. Neely **2111 Creighton Avenue** **Nashville, TN 37206**	**SAME AS OWNER**	083-03-0-128.

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 **MICHAEL T. NEELY,** 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 **2111 Creighton Avenue, Nashville, TN, 37206.**

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 2nd day of September, 2011.

Cadence Bank, N.A.

By: _____
Print Name: W Frazer Gieselman
Title: SVP

STATE OF TENNESSEE)
COUNTY OF Shelby)

BEFORE ME, the undersigned a Notary Public of the State and County aforementioned, personally appeared W. Frazer Gieselman, 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 Officer and acknowledged the instrument to be the free act and deed of Cadence Bank, N.A.

WITNESS MY HAND AND OFFICIAL SEAL this 2nd day of September, 2011.

JACQUELINE DENNIS
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

_____, Notary Public

My Commission Expires: October 12, 2011

RETURN TO:
Ernest B. Williams IV, Esquire
Ernest B. Williams IV, PLLC
P.O. Box 159264
Nashville, Tennessee 37215

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 2111 Creighton Avenue
Nashville, TN 37206

Map/Parcel: 083-03-0-128.

Description:

Land in Davidson County, Tennessee, being the easterly 31.3 feet of Lot 20 and the westerly 18.7 feet of Lot 19 and that part of the alleys and court immediately in the rear on said property on the plan of Minnie E. Martin's Subdivision as of record in Plat Book 547, page 137, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Cadence Bank, N.A., by deed, of record as Instrument No. 20110526-0040253, dated May 23, 2011, said Register's Office.