NEW OWNER:

PRATIK P. KAPADIA
1317 WEEPING CHERRY LANE
HERMITAGE, TN 37076

SEND TAX BILLS TO:
~~NEW OWNER~~
Tennessee Bank & Trust
330 Mayfield Drive, Ste. C6
Franklin, TN 37067

Map & Parcel 075120E02200CO

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 North Castle Heights Ave.
Lebanon, TN 37087
FILE NO: 11-0576

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20110055360 DEEDWARRSP
Recvd: 09/07/11 11:59 3 pgs
Fees:18.00 Taxes:850.63
20110907-0069249

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Two Hundred Twenty-Nine Thousand Nine Hundred and 00/100 Dollars ($229,900.00)** cash in hand paid, the receipt of which is hereby acknowledged, **WILSON BANK & TRUST, a Tennessee banking corporation,** ("Grantor") has this day bargained and sold and by these presents do hereby transfer and convey unto **PRATIK P. KAPADIA,*** ("Grantee"), his/her heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

*an unmarried man

Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 32, First Revision Blossom Trace, as shown on the plat of the same of record in Instrument No. 20010920-0101745 and Surveyor's Certificate of Corrections recorded in Instrument No. 20011025-0116872, both of which are of record in the Register's Office for Davidson County, Tennessee, to which instruments specific reference is hereby made for a more complete description of said property.

Being the same property conveyed to WILSON BANK & TRUST by Warranty Deed in Lieu of Foreclosure from THE McCULLOCH COMPANY, LLC, dated July 28, 2011, and of record in Instrument No. 20110815-0062535, Register's Office for DAVIDSON County, Tennessee.

This description is the same as in the prior deed.

THIS IS IMPROVED PROPERTY which has the address of **1317 WEEPING CHERRY LANE, HERMITAGE, TN 37076**.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, his/her heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons claiming through and under Grantors, **BUT NOT FURTHER OR OTHERWISE.**

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Instrument No. 20010920-0101745, corrected at Instrument No. 20011025-0116872, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

IN WITNESS WHEREOF, Grantor has executed this instrument by its duly authorized officer, this 2nd day of September, 2011.

WILSON BANK & TRUST

By: _____

Ralph Mallicoat, Senior Vice President

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, **Ralph Mallicoat**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the **Senior Vice President** of **WILSON BANK & TRUST**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 1st day of September, 2011.

NOTARY PUBLIC

My commission expires: 07/08/2014

MATTHEW H. RYAN STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

****

The actual consideration or value, whichever is greater, for this transfer is **$229,900.00**.

AFFIANT

Sworn to and subscribed to before me this 2nd day of September, 2011.

NOTARY PUBLIC

My commission expires: 9-2-2013

MORGAN SULCER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON