THIS INSTRUMENT PREPARED BY:
James L. Grillot, Attorney
1215 Chatam Ridge Lane
Knoxville, TN 37932

AFTER RECORDING RETURN TO:
Metropolitan Escrow, Inc.
217 Pineway Drive
Nashville, TN 37217

BILL GARRETT, Davidson County
Trans:T20110067709 DEEDWARRSP
Recvd: 10/28/11 13:03 2 pgs
Fees:13.00 Taxes:480.63
20111028-0084043

Address New Owner(s)
Rebekah M. ~~Waterson~~ Waterston
1656 Bridgecrest Dr.
Antioch, TN 37013

Send Tax Bills To:
~~Rebekah M. Waterson~~ First Community Mortgage
~~1656 Bridgecrest Dr~~ 215 Robert Rose Dr,
~~Antioch, TN 37013~~ Murfreesboro, TN 37129

Map & Parcel No:
149150A27200C0

TENNESSEE SPECIAL
WARRANTY DEED

THIS INDENTURE, made and entered into this 26th day of **October, 2011**, 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 A. Reuille, Assistant Vice President,** party of the first part, and **Rebekah M. ~~Waterson~~,** Waterston, **unmarried,** party of the second part,

WITNESSETH: That for and in consideration of **ONE HUNDRED TWENTY NINE THOUSAND NINE HUNDRED AND 00/100 DOLLARS ($129,900.00)**, 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 164, Cambridge Forest Planned Unit Development, Phase 3, as shown on plat of record in Instrument No. 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 by Trustee's Deed from Shellie Wallace as Successor Trustee to Branch Banking and Trust Company as recorded on the 12th day of April, 2010 in Instrument No. 20100412-0027600; Quitclaim Deed from Heath Oakcrest, LLC to Ashley S. Heath, married as recorded on the 30th day of August, 2006 in Instrument No. 20060830-0107079 and Warranty Deed from Equity Builders Group, LLC, a Tennessee limited liability company to Health Oakcrest, LLC, a Tennessee limited liability company as recorded on the 22nd day of November, 2005 in Instrument No. 20051122-0141287, in the Register's Office of 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 PREPARER OF THIS DEED MAKES NO REPRESENTATION AS TO THE STATUS OF THE TITLE TO THE PROPERTY DESCRIBED HEREIN. THIS DEED HAS BEEN PREPARED SOLELY FROM INFORMATION FURNISHED TO THE PREPARER WHO MAKES NO REPRESENTATION OTHER THAN THAT IT HAS BEEN ACCURATELY TRANSCRIBED FROM INFORMATION PROVIDED.

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 and Trust Company

By: Chad A. Reuille

Title: Assistant Vice President

BB&T

STATE OF NORTH CAROLINA, COUNTY OF Davidson

Before me, the undersigned authority, a Notary Public in and for the State and County aforesaid, personally appeared CHAD REUILLE, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged himself, upon oath, to be the ASSISTANT VICE PRESIDENT of BRANCH BANKING AND TRUST COMPANY, a corporation, and that he as such Assistant Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained and expressed, by signing the name of the said corporation as such Assistant Vice President.

WITNESS my hand, at office this 26 **day of October, 2011.**

Notary Public

KIMBERLY T VAUGHN
NOTARY PUBLIC
DAVIDSON COUNTY
NORTH CAROLINA
MY COMMISSION EXPIRES APR. 2, 2013

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, **$129,900.00**, 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 27th **day of October, 2011.**

Property address:
1656 Bridgecrest Dr.
Antioch, TN 37013

MELINDA SUTHERLAND
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires March 3, 2014