(1)

Return to: Bridgehouse Title
342 Cool Springs Blvd, Ste. 202
Franklin, TN 37067

THIS INSTRUMENT PREPARED BY:
Gregory S. Perrone, Attorney
109 Westpark Drive; Suite 330
Brentwood, Tennessee 37027

BILL GARRETT, Davidson County
Trans:T20110070187 DEEDWARRSP
Recvd: 11/07/11 13:14 3 pgs
Fees:18.00 Taxes:332.63
20111107-0086918

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #**
Vanita Murphy 1382 Rural Hill Rd. Unit 317 Antioch, TN 37013	New Owner	163 020 C 31700 CO

FOR AND IN CONSIDERATION OF THE SUM OF **Eighty Nine Thousand Nine Hundred and 00/100 Dollars ($89,900.00)** cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BancorpSouth Bank** (GRANTOR), has this day bargained and sold and hereby transfers and conveys to **Vanita A. Murphy, an unmarried woman** (GRANTEE), certain real property in Davidson County, Tennessee, described as follows:

LAND in Davidson County, Tennessee, being Unit No. 317, of Autumn Ridge Townhomes as shown on the Master Deed of record in Instrument No. 20060404-0038533, as amended in Instrument No. 20060419-0045063, 20061115-0141803 and 20080108-0002295 and corrected by Scrivener's Affidavit of record in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to BancorpSouth Bank by deed from Alliance Homebuilding Group, LLC, a Tennessee limited liability company, of record in Instrument No. 20110610-0044559, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown on Exhibit B attached hereto; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 28th day of October, 2011.

BancorpSouth Bank

By: _____
William F. Waldkirch, III
Senior Vice President

BancorpSouth Bank

By: _____
Alexander M. Hartz, Vice President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William F. Waldkirch, III, Senior Vice President of BancorpSouth Bank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Senior Vice President of BancorpSouth Bank, the within bargainor, and corporation, and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by the said William F. Waldkirch, III, as Senior Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 28th day of October, 2011.

Notary Public
My Commission Expires: 11/7/2011

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Alexander M. Hartz, Vice President of BancorpSouth Bank**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon his oath acknowledged himself to be the Vice President of BancorpSouth Bank, the within bargainor, and corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by the said Alexander M. Hartz as Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 28th day of October, 2011.

Notary Public

My Commission Expires: 11/7/2011

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is **$89,900.00.**

Affiant

Subscribed and sworn to before me, this 28th day of October, 2011.

Notary Public

My commission expires: July 25, 2012

CAROL L. McARTHUR STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires July 25, 2012

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2012, and subsequent years, not yet due and payable.

2. The Plan of record in Instrument No. 20080108-0002295, exhibit "a" to Master Deed, and corrected by Scrivener's Affidavit of record in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee.

3. Master Deed and ByLaws for Autumn Ridge Townhomes a Horizontal Property Regime (with Private Elements) of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Second Amendment to Master Deed and ByLaws of record in Instrument No. 20061115-0141803, and Third Amendment to Master Deed and ByLaws of record in Instrument No. 20080108-0002295,and corrected by Scrivener's Affidavit of record in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee.

4. Temporary Construction Easement for Nashville of record in Book 9392, page 520, and Book 9340, page 316, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement Easement to Nashville of record in Instrument No. 20050414-0041609 & Instrument No. 20070723-0087024, Register's Office for Davidson County, Tennessee.

6. Sanitary Sewer, Water and/or Storm Drainage Easement to Nashville of record in Instrument No. 20040910-0109391, Instrument No. 20050509-0052192, Instrument No. 20050509-0052194, and Instrument No. 20050509-0052195, said Register's Office.

7. Agreement for Dedication of Easement for Sanitary Sewers and or Storm Drainage, water mains, pumps and appurtances of record in Instrument Nos. 20050509-0052192; 20050509-0052194; and 20050509-0052195, Register's Office for Davidson County, Tennessee.