BILL GARRETT, Davidson County
Trans: T20120002211 DEEDWARRSP
Recvd: 01/10/12 10:35 3 pgs
Fees: 18.00 Taxes: 340.66
20120110-0002545

G#23675-2
Map 163-02-0-C
Parcel 307.00co

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $92,070.00.

Affiant

Subscribed and sworn to before me this the 6th day of January, 2012.

My Commission Expires: 9-8-13

Notary Public

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Kerem Villanueva Santana	Pinnacle National Bank
(Name)	(Name)
1382 Rural Hill Road, #307	150 3rd Avenue South, #900
(Street Address)	(Street Address)
Antioch, TN 37013	Nashville, TN 37201
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **BancorpSouth Bank**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Kerem Villanueva Santana, an unmarried woman**, hereinafter called the "Grantee", her heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Unit No. 307 as shown on the Plan of Autumn Ridge Townhomes, Phase 2, a Horizontal Property Regime with Private Elements (a Planned Unit Development), created under Title 67, Section 27-101, et seq., as amended, Tennessee Code Annotated, as established by Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument Nos. 20060419-0045063, 20061115-0141803, and 20080108-0002295, and Scrivener's Affidavit in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, said Register's Office, together with the undivided percentage interest in the Common Areas/Elements appurtenant to said Unit, as set forth in said Master Deed. Reference is hereby made to the Plan as set out on the Exhibit to the Third Amendment to the Master Deed of record in Instrument No. 20080108-0002295 and Scrivener's Affidavit in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, for a more complete identification and description of said unit.

BEING part of the same property conveyed to BancorpSouth Bank, by Special Warranty Deed dated May 2, 2011, from Alliance Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20110506-0034987, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to:

1. Taxes for the year 2012, which have been prorated and assumed by the Grantee herein, and subsequent years, not yet due and payable.

2. The Plan as set out on the Exhibit to the Third Amendment to the Master Deed of record in Instrument No. 20080108-0002295 and Scrivener's Affidavit in Instrument No. 20110609-0044167, said Register's Office, and is subject to all matters as set forth therein.

3. Sanitary Sewer and/or Storm Drainage Easement of record in Instrument No. 20040910-0109391, Register's Office for Davidson County, Tennessee.

4. Master Deed and By-Laws for Autumn Ridge Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20060404-0038533, and amended in Instrument Nos. 20060419-0045063, 20061115-0141803, and 20080108-0002295, and Scrivener's Affidavit in Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee.

5. Temporary Construction Easements set out in the Deeds to the Metropolitan Government of record in Book 9340, Page 316, and in Book 9392, Page 520, said Register's Office.

6. Storm Water Detention Agreements of record in Instrument Nos. 20050414-0041609 and 20070723-0087024, Register's Office for Davidson County, Tennessee.

7. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage Water Mains, Pumps and Appurtenances of record in Instrument Nos. 20050509-0052192, 20050509-0052194, and 20050509-0052195, Register's Office for Davidson County, Tennessee.

THIS is improved property, known as: 1382 Rural Hill Road, #307, Antioch, TN 37013.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantee, and the heirs and/or assigns of said Grantee, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantee, her heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officers, on this 6th day of January, 2012.

BancorpSouth Bank

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

BY: _____
Alexander M. Hartz, Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared William F. Waldkirch, III, 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-named bargainor, a banking 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 banking corporation by himself as such Senior Vice President.

Witness my hand and official seal at office at Franklin, Tennessee, on this the 6th day of January, 2012.

Detra K. Parker
Notary Public

My Commission Expires: 10/17/15

DETRA K PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Alexander M. Hartz, 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-named bargainor, a banking 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 banking corporation by himself as such Vice President.

Witness my hand and official seal at office at Franklin, Tennessee, on this the 6th day of January, 2012.

Detra K. Parker
Notary Public

My Commission Expires: 10/17/15

KG:bancorpsouth autumn ridge.sd

DETRA K PARKER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY