THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Dennis Kiser
1019 Williford Court
Springhill, TN 37174
Send Tax Bills To:
New Owner
1019 Williford Ct.
Springhill, TN 37174

Map & Parcel Nos.:
093-06-1-C-111.00

Davidson County DEEDWARRSP
Recvd: 01/26/12 14:10 3 pgs
Fees:18.00 Taxes:658.60
20120126-0007459

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$178,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BancorpSouth Bank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Dennis Kiser and wife, Cindy Kiser** (herein referred to as "Grantee"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

A certain condominium located in Davidson County, Tennessee, being Unit No. FU-2108, together with the appurtenant interest in the common elements of Cumberland Penthouses, a Condominium, a horizontal property regime established by Master Deed of record in Instrument Number 20050405-0037081, Register's Office for Davidson County, Tennessee, as amended and restated by Amended and Restated Master Deed of record as Instrument No. 20050527-0060253, said Register's Office, said Unit being depicted on the Condominium Plat attached as Exhibit C to the aforementioned Master deed as amended and restated.

Being the same property conveyed to BancorpSouth Bank by Trustee's Deed dated 11/14/11 of record in Instrument Number 20111118-0090415, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that she is lawfully seized and possessed of said property, that she has a good and lawful right to sell and convey the same, and that she is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2012** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, it's successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the **20th day of January, 2012**.

GRANTOR:

BancorpSouth Bank

By:Chris Marchetti, Senior Vice President

BancorpSouth Bank

By: Ken Farmer, President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Debora L. Wynn, a Notary Public in and for said state and county, **Chris Marchetti**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Senior Vice President** of **BancorpSouth Bank**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this **20th** day of **January, 2012.**

Debora L. Wynn
NOTARY PUBLIC

My Commission Expires: My Commission Expires Jan. 06, 2015

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Debora L. Wynn, a Notary Public in and for said state and county, **Ken Farmer**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **President** of **BancorpSouth Bank**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this **20th** day of **January, 2012.**

Debora L. Wynn
NOTARY PUBLIC

My Commission Expires: My Commission Expires Jan. 06, 2015

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF Williamson)

The ~~actual~~ consideration for this transfer is **$178,000.00.**

AFFIANT

Subscribed and sworn to before me, this **20th** day of **January, 2012.**

Debora L. Wynn
NOTARY PUBLIC

My Commission Expires: My Commission Expires Jan. 06, 2015

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

