This instrument prepared by:
Lehman Title & Escrow, LLC
1646 Westgate Circle, Ste 102
Brentwood, TN 37027

File No.: **7024**

BILL GARRETT, Davidson County
Trans:T20120013104 DEEDWARRSP
Recvd: 02/22/12 14:50 2 pgs
Fees:13.00 Taxes:2072.00
20120222-0015516

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 17th day of February, 2012, by and between **Cartus Corporation**, parties of the first part, and Matthew C. Hale and wife, Emily Caroline Vester Hale, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), 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 had 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 Nashville, County of Davidson, State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit B of Trimble Place Townhomes, a Horizontal Property Regime with Private Elements located in Nashville, Davidson County, Tennessee, and described in the Declaration of Covenants, Conditions and Restrictions for Trimble Place Townhomes, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20050713-0081248, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easement, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners, and tenants of Trimble Place Townhomes, a Horizontal Property Regime with Private Elements, contained in the said Declaration, the Plan filed as Exhibit "B" to said Declaration appearing in Instrument No. 20050713-0081248, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for amore complete identification and description of said Unit.

Being the same property conveyed to parties of the first part, herein shown in:
Book _____, Page No. _____: or Instrument No. 20120222 0015515: in said Register's office.

This conveyance is made subject : (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) all easements of record; (4) all visible easements; (5) all matters appearing on the plan of record; (6) all applicable governmental and zoning regulations.

Parcel ID # 131050E00200CO

☐ Unimproved OR
☒ Improved property located at: 3537 Trimble Road, Nashville, TN 37215.

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part of the day and year first above written.

Cartus Corporation

By: Vicki Puckett
Name: Vicki Puckett
Title: Asst. Sec

State of Tenn

County of Shelby

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared Vicki Puckett with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Assist. Secretary of **Cartus Corporation**, the within named bargainer, a Corporation, and that he/she as such Ass. Sec, being authorized so to do, executed the foregoing instrument for the purpose therein contained by signing the name of the Corporation as such Assist. Secretary of **Cartus Corporation**

Witness my hand and Notarial Seal at office this 15 day of November, 2011.

My Commission Expires July 17, 2012

Notary Public

My Commission Expires: _____

MARIAN STIDHAM STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

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New Owner's Name: Matthew Hale

and Address: 3537 Trimble Rd., Nashville, TN 37215

Mail tax bills to, (Person or Agency responsible for payment of taxes)

Synovus Mortgage Corp. 2204 Lakeshore Drive, #325
Birmingham, AL 35209

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I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $560,000.00 which amount is equal 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 17 day of February, 2012.

Notary Public

My Commission Expires: 5-20-14

JOHN GLEAVES STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This instrument prepared by: Rev. September 22, 2011