SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120014295 DEEDWARRSP
Recvd: 02/28/12 09:05 4 pgs
Fees:23.00 Taxes:188.70
20120228-0017019

MICHELLE HIGHTOWER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
My Commission Expires 09-21-2015

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$51,000.00**

Jessica Lefkowitz
Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 21st DAY OF FEBRUARY, 2012

Notary Public

MY COMMISSION EXPIRES: 9.21.15
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest B. Williams IV, PLLC
Ernest B. Williams, IV, Esquire
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
West Wood Communities, LLC **P.O. Box 40425** **Nashville, TN 37204**	**SAME AS OWNER**	04305014600 & 06916006900

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUALBE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, CADENCE BANK, N.A., HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO WEST WOOD COMMUNITIES, INC., HEREINAFTER CALLED THE GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED IN **EXHIBIT A**, ATTACHED.

This is X improved ☐ unimproved property, known as **208 Roosevelt Drive, Madision, TN 37115**

This Property Is Unencumbered, except As Set Forth In Exhibit B.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons claiming by and through the GRANTOR(S), but not otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 16 day of February, 2012

CADENCE BANK, N.A.

By _____
W. Frazer Gieselmann
It's: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Before me, the Undersigned, a Notary Public of the State and County aforesaid, personally appeared **Frazer Gieselmann,** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the **Senior Vice President of Cadence Bank, N.A.,** the within named bargainor, a National Banking Association, and that he as such **Senior Vice President,** executed the foregoing instrument for the purposes therein contained by signing the name of Cadence Bank, N.A., by himself as such **Senior Vice President.**

WITNESS MY HAND AND OFFICIAL SEAL this 16th day of February, 2012.

JACQUELINE DENNIS STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY

_____
Notary Public

My Commission Expires September 6th 2015

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 208 Roosevelt Drive, Madison, TN 37204

Map/Parcel: 04305014600 and 06916006900

Description:

Land in Davidson County, Tennessee, being Lot No. 14 and the westerly 15 feet of Lot No. 15 of Block "B" on the Map of Kennaston Estates of record in Plat Book 843, page 83, Register's Office for Davidson County Tennessee,

Being the same property conveyed to Cadence Bank, by deed of record as Instrument No. 20110516-0037301.

EXHIBIT B
EXCEPTIONS

1. Matters shown on the Plan of record in Plat Book 843, page 83, said Register's Office

2. Dedication of Easement of record as Instrument No. 20070706-0080698