SPECIAL WARRANTY DEED

R-CM-12-62

STATE OF Tennessee
COUNTY OF ~~Davidson~~ Williamson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $30,000.00
Robert Cline
Affiant
Subscribed and sworn to before me, this 29th DAY OF March, 2012
Terrill Carrigan
Notary Public
MY COMMISSION EXPIRES: 02-18-14
(AFFIX SEAL)

TERRILL CARRIGAN STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Carson W. Beck	Same (NAME)	
3401 Meadow Court (ADDRESS)	4205 Gallatin Rd (ADDRESS)	
Nashville, TN 37207 (CITY) (STATE) (ZIP)	Nashville, TN 37216 (CITY) (STATE) (ZIP)	50-2-70.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we REPUBLIC BANK & TRUST COMPANY, SUCCESSOR IN INTEREST TO TENNESSEE COMMERCE BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto CARSON W. BECK, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 62, WILLOW CREEK, SECTION III, as shown on plat of record in Plat Book 5200, Page 631, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Tennessee Commerce Bank by Substitute Trustee's Deed from R. Garry Chaffin as Substitute Trustee, recorded on the 26th day of October, 2011 in Instrument No. 20111026-0083399, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown of record including those listed in Plat Book 5200, page 631 and Book 6620, page 858, Register's Office for Davidson County, Tennessee.

unimproved ( )
This is improved (X) property, known as 3401 Meadow Court, Nashville, Tennessee 37207
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hand(s) this 29th day of March, 2012.

Republic Bank & Trust Company
BY: Robert Cline
Robert Cline, Vice President

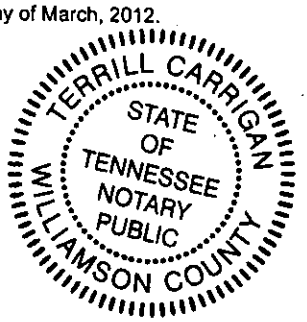
BILL GARRETT, Davidson County
Trans:T20120025184 DEEDWARRSP
Recvd: 04/05/12 15:45 2 pgs
Fees:13.00 Taxes:111.00
20120405-0029454

STATE OF Tennessee
COUNTY OF Davidson

On this the 29th day of March, 2012, before me personally appeared Robert Cline, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of Republic Bank & Trust Company, successor in interest to Tennessee Commerce Bank, the within named bargainor, a corporation, and that he as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 29th day of March, 2012.

Terrill Carrigan
Notary Public



My Commission Expires: 02.18.14

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903