PREPARED BY & RETURN TO: PERRONE & YOUNG, ATTYS. 109 WESTPARK DRIVE, SUTIE 330 BRENTWOOD, TN 37027

THIS INSTRUMENT PREPARED BY:
Gregory B. Perrone, Attorney
109 Westpark Drive; Suite 330
Brentwood, Tennessee 37027

(1)

BILL GARRETT, Davidson County
Trans:T20120028910 DEEDWARRSP
Recvd: 04/20/12 10:31 3 pgs
Fees:18.00 Taxes:962.00
20120420-0033913

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #**
Hostettler Realty, LLC	New Owner	163-02-OC-321
Calvin L. Tate		163-02-OC-323
3504 Abbott Martin Road		163-02-OC-325
Nashville, TN 37215		163-02-OC-327

FOR AND IN CONSIDERATION OF THE SUM OF **Ten Dollars ($10.00)** cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BancorpSouth Bank** (GRANTOR), has this day bargained and sold and hereby transfers and conveys to **Hostettler Realty, LLC and Calvin L. Tate, each as to an undivided one-half interest (50.00%), as tenants in common with right of survivorship** (GRANTEES), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 321, 323, 325 and 327, of Autumn Ridge Townhomes, as shown on the Master Deed of record in Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, Instrument No. 20061115-0141803 and Instrument No. 20080108-0002295 and corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BANCORPSOUTH BANK, by deed from ALLIANCE HOMEBUILDING GROUP, LLC, of record as Instrument No. 20110610-0044557, dated June 6, 2011, said Register's Office.

This conveyance is subject to taxes for 2012 and subsequent years, easements, and restrictions of record.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, her heirs, and assigns, forever; and Grantor does covenant with Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, except as shown on Exhibit B attached hereto; and Grantor does further covenant and bind itself, its heirs and representatives, to warrant and forever defend the title to said land to said Grantee, her heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 13th day of April, 2012.

BancorpSouth Bank

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

BancorpSouth Bank

By: _____
Christopher Marchetti,
Senior Vice President

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **William F. Waldkirch, III, Senior Vice President of BancorpSouth Bank**, 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 bargainor, and 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 Corporation by the said William F. Waldkirch, III as Senior Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 13th day of April, 2012.

_____
Notary Public
My Commission Expires: 11.3-2015

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Christopher Marchetti, Senior Vice President of BancorpSouth Bank**, 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 bargainor, and 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 Corporation by the said Christopher Marchetti as Senior Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 13th day of April, 2012.

_____
Notary Public

My Commission Expires: My Commission Expires: January 9, 2016

KIMBERLY L. BELCHER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is **$260,000.00.**

_____
Affiant

Subscribed and sworn to before me, this ~~10th~~ 13th day of ~~June~~ APRIL, ~~2011~~ 2012.

_____
Notary Public

My commission expires: 11.3-2015

EMILY H. PROPHET STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

EXHIBIT B
Permitted Exceptions

1. Taxes for the year 2012, and subsequent years, not yet due and payable.

2. Master Deed of record as Instrument No. 20060404-0038533, amended in Instrument No. 20060419-0045063, 20061115-0141803 and 20080108-0002295, corrected by scrivenor's affidavit of record as Instrument No. 20110609-0044167, said Register's Office.

3. Storm Water Detention Agreement of record as Instrument No. 20050414-0041609 and 20070723-0087024, said Register's Office.

4. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record as Instrument Nos. 20040910-0109391, 20050509-0052192, 20050509-0052194 and 20050509-0052195, said Register's Office.

5. Right of way Easement to American Telephone & Telegraph Co. of record as Book 1207, page 532, said Register's Office.

6. Right of way and Temporary Construction Easement of record as Book 9392, page 520 and Book 9340, page 316, said Register's Office.