Davidson County DEEDWARRSP
Recvd: 04/23/12 13:36 3 pgs
Fees:18.00 Taxes:3422.50
20120423-0034532

SPECIAL WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $925,000.00.

LuAnn Maloney

Subscribed and sworn to before me, this the 20th day of April, 2012.

Notary Public

My Commission Expires: 1-6-14

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Karen Sensabaugh 608 Lakemeade Point Old Hickory, Tennessee 37138	053-12-0-A-002.00 CO	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **COMMUNITY FIRST BANK AND TRUST** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **KAREN SENSABAUGH, unmarried** (herein referred to as "Grantee"), her heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Plan of Subdivision of the Henry Hosey Property, and Re-Subdivision of Lots 8, 9, 10 of the Villas of Lake Meade, Phase II, of record Instrument No. 20021205-0149714, 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 COMMUNITY FIRST BANK AND TRUST, by deed from JACK F. STRINGHAM II, TRUSTEE, of record at Instrument No. 20120203-0010156, Register's Office for Davidson County, Tennessee.

This is improved property known as 608 Lakemeade Point, Old Hickory, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's heirs, successors and assigns forever. Grantor does hereby release and relinquish unto Grantee, Grantee's heirs, successors and assigns forever, all of its right, title and interest in and to said property, and does hereby covenant to and with Grantee, Grantee's heirs, successors and assigns, to defend the title to the property herein conveyed, subject to (i) all matters shown of record, (ii) liens for taxes and assessments not yet due and payable which have been prorated, and (iii) zoning ordinances and requirements affecting the Property, against all persons lawfully claiming the same by, through or under Grantor, but not otherwise. 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 this the 20th day of April, 2012.

GRANTOR:

COMMUNITY FIRST BANK AND TRUST

By: James Bratton SVP/CCO

James Bratton
Senior Vice President and Chief
Credit Officer

STATE OF TENNESSEE)
)
COUNTY OF MAURY)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, James Bratton, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President and Chief Credit Officer President of Community First Bank and Trust, 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 April, 2012.

DEBBIE SILVERTHORN STATE OF TENNESSEE NOTARY PUBLIC MAURY COUNTY

Debbie Silverthorn
NOTARY PUBLIC

My Commission Expires: 6-24-2014

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

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY