Return to:
BRENTWOOD
TITLE & ESCROW, LLC
320 SEVEN SPRINGS WAY
SUITE 150
BRENTWOOD, TN 37027

This document drafted by:
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BILL GARRETT, Davidson County
Trans:T20120037016 DEEDWARR
Recvd: 05/21/12 09:55 5 pgs
Fees:28.00 Taxes:397.75
20120521-0043624

FROM:	COMMUNITY SOUTH BANK **Grantor**
TO:	JAVIER PEREZ **Grantees**

Address New Owner as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Number:
JAVIER PEREZ 541 Woodland Hills Drive LaVergne, Tennessee 37086	(new owner)	165-00-0-033.00

WARRANTY DEED

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Seven Thousand Five Hundred and No/100 Dollars ($107,500.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 15th day of May, 2012.

JACQUELINE G. BROWN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
Notary Public

My Commission Expires: 1-6-15

15709N:111160:937101:1:NASHVILLE

FOR AND IN CONSIDERATION OF the sum of One Hundred Seven Thousand Five Hundred and No/100 Dollars ($107,500.00), the receipt and sufficiency of which are hereby acknowledged, COMMUNITY SOUTH BANK, a Tennessee state banking corporation (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto JAVIER PEREZ, an unmarried person (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference together with all improvements located thereon (the "Property").

The Property is improved property believed to be located at 3863 Pin Hook Road, Antioch, Davidson County, 37013.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit B attached hereto and incorporated herein by this reference.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, Grantor has a good right to convey the Property, and the Property is unencumbered and unrestricted except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns forever.

Grantor does further covenant and bind Grantor, its successors and assigns, to warrant and forever defend the title to the Property to Grantee, its successors and assigns, against the lawful claims of all persons whomsoever except as to those matters set forth on Exhibit B, to which this conveyance is expressly made subject.

Witness my hand this 15th day of May, 2012.

GRANTOR:

COMMUNITY SOUTH BANK

By: A. Neil Headden

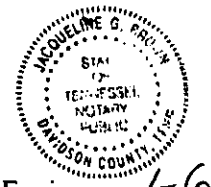
A. Neil Headden, its Regional President

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

Personally appeared before me, Jacqueline G Brown, a Notary Public of said County and State, A. Neil Headden, 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 Regional

President (or other officer authorized to execute the instrument) of COMMUNITY SOUTH BANK, the within named bargainor, a Tennessee state banking corporation, and that he as such Regional President executed the foregoing instrument for the purposes therein contained, by signing the name of the bank by himself as Regional President.

Witness my hand this 15th day of May, 2012.



NOTARY PUBLIC
Jacqueline G. Brown
My Commission Expires
January 6, 2015
STATE OF TENNESSEE

Jacqueline G Brown
Notary Public

My Commission Expires: 1-6-15

EXHIBIT A

Property Description

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows, to wit:

LAND in the 2nd Civil District of Davidson County, Tennessee, described partly according to a survey made by George W. Watkins, Surveyor, October 10, 1952, as follows:

BEGINNING at an iron pin on the southerly margin of Pin Hook Road at the northeast corner of the property conveyed to Barnell Fowler and wife, by deed from L. L. Wilburn and wife, of record in Book 2093, page 479, Register's Office for said County; thence with the eastern boundary line of said Fowler property and the property owned by Azilee Hill, South 1 degree West 325 feet to an iron pin in the northern boundary line of property South 87 degrees 30 minutes East 230 feet; thence North 1 degree East 325 feet, more or less to the southerly margin of said Pin Hook Road; thence with the southerly margin of said Road, North 87 degrees 30 minutes 230 feet to the beginning.

BEING the same property conveyed to Community South Bank, by Successor Trustee's Deed from Joseph J. Jensen, Successor Trustee, dated 10/27/11 and recorded 10/27/11 in Instrument No. 20111027-0083853, in the Register's Office of Davidson County, Tennessee. The said Joseph J. Jensen having been appointed Successor Trustee by Instrument dated 9/19/11 and recorded 9/22/11 in Instrument No. 20110922-0073460, in the Register's Office of Davidson County, Tennessee. Being the same property previously conveyed to Ralph Stevens and Jack Williams, by Quitclaim Deed from T.F. Homes, LLC, dated 12/7/05 and recorded 12/9/05 in Instrument No. 20051209-0148065; and being the same property previously conveyed to T.F. Homes, LLC, by Warranty Deed from James E. Lowe and wife, Karen D. Lowe, dated 10/31/05 and recorded 11/4/05 in Instrument No. 20051104-0133814, in the Register's Office of Davidson County, Tennessee.

EXHIBIT B

Permitted Encumbrances

1. 2012 property taxes, a lien but not yet due and payable.

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