Return to: Bridgehouse Title
342 Cool Springs Blvd Ste. 202
Franklin, TN 37067

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120042703 DEEDWARRSP
Recvd: 06/11/12 09:02 4 pgs
Fees:23.00 Taxes:185.00
20120611-0050563

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2012

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$50,000.00.**

Norma J Crow
Norma J. Crow, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 5th DAY OF JUNE, 2012.

Notary Public

MY COMMISSION EXPIRES:

THIS INSTRUMENT WAS PREPARED BY & RETURN TO:
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
Choice City Homes, LLC **102 Vaughn Rd** **Nashville, TN 37221**	**Same as new owner**	**082-03-0-131**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE 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 DO TRANSFER AND CONVEY UNTO **CHOICE CITY HOMES, LLC** HEREINAFTER CALLED THE GRANTEE, GRANTEES' 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: 1003 N 2nd Street, Nashville, Tennessee 37207.

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, its heirs and assigns forever; and we do covenant with the said GRANTEE 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, their heirs and assigns, against the lawful claims of all persons claiming by and through the GRANTOR, 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 our hand this 4 day of June, 2012.

Cadence Bank, N.A.,

Frazer Gieselmann, 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** 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 4th day of June, 2012.

Notary Public

CHARLES K. MCKELROY
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

My Commission Expires: **My Commission Expires: June 4, 2013**

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 1003 N 2nd Street, Nashville, Tennessee 37207

Map/Parcel: 082-03-0-131

Description:

Land in Davidson County, Tennessee, being Lot 11, as shown on the Plan of W.T. Fitzpatrick's Resubdivision of Lots 15 to 22, and 10 feet of Lot No. 14 inclusive of the Benedict Land Company's Subdivision, as of record in Plat Book 421, page 76, Register's Office for Davidson County, Tennessee.

Said lot No. 11 fronts 40 feet on the easterly side of North 2nd Street and extends back between parallel lines 181 feet to an alley.

Being the same property conveyed to Cadence Bank, N.A., by deed from Michael B. Schwegler, Successor Trustee, by deed dated November 1, 2011, recorded on November 2, 2011, as Instrument No. 20111102-0085134, Register's Office for Davidson County, Tennessee.

SCHEDULE B
EXCEPTIONS

1. General or special taxes and assessments required to be paid in the year 2012 and subsequent years for Map-Par. 082-03-0-131.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record in Plat Book 421, page 76, said Register's Office.