BILL GARRETT, Davidson County
Trans:T20120071659 DEEDWARRSP
Recvd: 09/24/12 09:46 3 pgs
Fees:18.00 Taxes:740.00
20120924-0086419

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

SPECIAL WARRANTY DEED

Address New Owner:	Send Tax Bills To:	Map-Parcel Nos.
AR Phase II, LLC P.O. Box 150262 Nashville, TN 37215	**AR Phase II, LLC** P.O. Box 150262 Nashville, TN 37215	* as shown below

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 **AR Phase II, LLC, a Tennessee limited liability company** (GRANTEE), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit Nos. 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 333, 334, 335, 336, 337, 338, 339, 341, 343, 345, 347, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 391, 393, and 395 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 DEVELOPMENT, LLC, of record as Instrument No. 20110506-0034988, dated May 2nd, 2011, said Register's Office.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantee, its 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 A 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, its heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

* Map 163-020-CO, Parcels 300, 302, 304, 306, 308, 310, 312, 314, 316, 318, 320, 322, 324, 326, 328, 330, 332, 333, 334, 335, 336, 337, 338, 339, 341, 343, 345, 347, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 391, 393, and 395.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 12th day of September, 2012.

BancorpSouth Bank

By: William F Waldkirch III SVP

William F. Waldkirch, III
Senior Vice President

BancorpSouth Bank

By: Alexander Hartz

Alexander Hartz,
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~~ 12th day of September, 2012.

Nelda C Vest

Notary Public
My Commission Expires: 4-17-2016

NELDA C. VEST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE)
COUNTY OF Williamson)

Before me, the undersigned, a Notary Public of said County and State, personally appeared **Alexander Hartz, 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 Vice President of BancorpSouth Bank, the within bargainor, and corporation, and that he as such 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 Alexander Hartz as Vice President of BancorpSouth Bank.

Witness my hand and official seal, at office at Brentwood, Tennessee on this 12th day of September, 2012.

Nelda C Vest

Notary Public
My Commission Expires: 4-17-2016

NELDA C. VEST
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is **$200,000.00.**

Affiant

Subscribed and sworn to before me, this 12th day of September, 2012.

Notary Public

My commission expires: 11-3-2015

EMILY H. PROPHET
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT A
Permitted Exceptions

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

2. Matters shown on the Plan of record as Instrument No. 20080108-0002295, said Register's Office.

3. Master Deed and By-Laws for Autumn Ridge Townhomes a Horizontal Property Regime (with Private Elements) of record as Instrument No. 20060404-0038533, amended as Instrument No. 20060419-0045063, Second Amendment to Master Deed and By-Laws of record as Instrument No. 20061115-0141803 and Third Amendment to Master Deed and By-Laws of record as Instrument No. 20080108-0002295, Third Amendment Corrected by Scrivener's Affidavit of record as Instrument No. 20110609-0044167, said Register's Office.

4. Temporary Construction Easement for Nashville of record in Book 9392, page 520 and Book 9340, page 316, said Register's Office.

5. Storm Water Detention Agreement Easement to Nashville of record as Instrument Nos. 20050414-0041609 and 20070723-0087024, said Register's Office.

6. Sanitary Sewer/Water and/or Storm Drainage Easement to Nashville of record as Instrument Nos. 20040910-0109391, 20050509-0052192, 20050509-0052194 and 20050509-0052195, said Register's Office.