This Instrument Prepared By:
Lee & Lee Attorneys at Law, PC
109 East Gay Street, 615-444-1312
Lebanon, Tennessee 37087

Davidson County DEEDWARRSP
Recvd: 11/14/12 14:02 3 pgs
Fees:18.00 Taxes:832.50
20121114-0104906

L&L#8978-IC

ADDRESS NEW OWNER:
Jeffrey Scott Sturrock
4430 Heath Road
Nashville, Tennessee 37221

SEND TAX BILL TO:
Mortgagee

MORTGAGEE:
Sumner Bank & Trust
255 Indian Lake Blvd.
Hendersonville, TN 37075

MAP 12600010000
GROUP
PARCEL

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Liberty State Bank** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Jeffrey Scott Sturrock and Heather Ryan Karnes, husband and wife,** hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Being Lot No. 1 on the Final Plat of Heath Heights Subdivision of record in Instrument No. 20000713-0069313, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Liberty State Bank by deed from Roy Nelson Pugh, Substitute Trustee dated December 14, 2011, of record in Instrument No. 20111219-0098730, Register's Office for Davidson County, Tennessee. Further, being the same property conveyed to Robert Thomas by deed from James H. Stein and wife, Charlene Stein, dated August 15, 2000, of record in Instrument No. 200008280084653, Register's Office, Davidson County, Tennessee.

This is improved property known as 4430 Heath Road, Nashville, Tennessee 37221. Possession is to be given on November 14, 2012.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that it has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter, shall be charged or encumbered in any manner whatsoever; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by through or under said GRANTOR, **BUT NOT OTHERWISE.**

WITNESS our hands this the 14th day of November, 2012.

Liberty State Bank

Roy Pugh, President

Roy Pugh, President

STATE OF TENNESSEE)
COUNTY OF DEKALB)

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Roy Pugh** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **President of Liberty State Bank,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 14th day of November, 2012.

NOTARY PUBLIC

JUSHA SUMMERS NOTARY PUBLIC AT LARGE DeKALB COUNTY, TN

My Commission Expires: 10-28-2015

* * * * * *

STATE OF TENNESSEE)
COUNTY OF WILSON)

The actual consideration or value, whichever is greater, for this transfer is $225,000.00.

Denise L. Miller
AFFIANT

Subscribed and sworn to before me on this 14th day of November, 2012.

NOTARY PUBLIC

THERESA J. WIGGINGTON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

My Commission Expires: 2.3.2013

ELECTRONIC DOCUMENT CERTIFICATION

I, John M. Lee, 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.

John M. Lee, Attorney

State of Tennessee
County of Wilson

Personally appeared before me, J. C. Ross, a notary public for this county and state, John M. Lee, who acknowledges that this certification of an electronic document is true and correct and whose signatures I have witnessed.

Notary Public

J.C. ROSS
NOTARY PUBLIC
STATE OF TENNESSEE

MY COMMISSION EXPIRES: 3.17.16