BILL GARRETT, Davidson County
Trans:T20120092235 DEEDWARRSP
Recvd: 12/04/12 08:33 2 pgs
Fees:13.00 Taxes:481.00

20121204-0111113

SPECIAL WARRANTY DEED

DANA DELWORTH
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 $130,000.00.

Affiant

Subscribed and sworn to before me, this the 26th day of November, 2012.

Notary Public

My Commission Expires: 01/07/2013

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:**
Jay A. Legenhausen, Co-Trustee Eileen M. Legenhausen, Co-Trustee The Legenhausen Family Trust 822 Mesa Court Palo Alto, CA 94306	083-03-0-420.00	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, Capital Bank, N.A. (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Jay A. Legenhausen and Eileen M. Legenhausen, Co-Trustees of The Legenhausen Family Trust (herein referred to as "Grantee"), their successor and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, State of Tennessee, described as follows, to-wit:

Being Lot No. 27 on the Plan of J. M. Eatherly's Addition to East Nashville as of record in Book 57, page 138, Register's Office for Davidson County, Tennessee.

Said Lot No. 27 fronts 50 feet on the northerly margin of Cleveland Street, formerly Taylor Street, and extends back between parallel lines 170 feet to an alley in the rear measuring 50 feet thereon.

Being the same property conveyed to Capital Bank, N.A., successor by merger to GreenBank, a Tennessee chartered commercial bank, formerly Middle Tennessee Bank & Trust, a Greene County Bank Office, Greeneville, Tennessee by deed of record in Instrument No. 20120301-0018042, in the Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, their successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2012 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, their successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 26th day of November, 2012.

GRANTOR:

CAPITAL BANK, N.A.

By: _____ SVP
Jim D. Evans
Senior Vice President

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Jim D. Evans, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of Capital Bank, N.A., 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 26 day of November, 2012.

_____
NOTARY PUBLIC

LISA FUTRELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 11-19-13

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