BILL GARRETT, Davidson County
Trans:T20130000244 DEEDWARRSP
Recvd: 01/02/13 11:39 2 pgs
Fees:13.00 Taxes:86.95
20130102-0000315

RECORD AND RETURN TO:
Limestone Title & Escrow, LLC
5200 Maryland Way, Ste. 202
Brentwood, TN 37027

**SPECIAL WARRANTY DEED**

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $25,500.00.

KIMBERLY C. HUBBELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS ~~THE 3RD DAY OF MAY, 2012.~~ 27th Day of December 2012

NOTARY PUBLIC

My Commission expires: ~~My Commission Expires: March 4, 2015~~

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC – 5200 Maryland Way, Ste. 202, Brentwood, TN 37027

| ADDRESS NEW OWNER: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Alliance Construction, Inc.<br>2241 Locust Rd.<br>Lebanon, TN 37090 | Alliance Construction, Inc.<br>2241 Locust Rd.<br>Lebanon, TN 37090 | 087010B03500CO |

FOR AND IN CONSIDERATION of the sum of TWENTY THREE THOUSAND FIVE HUNDRED and NO/100 ($23,500.00) DOLLARS, cash in hand paid by the hereinafter named Grantee, the receipt of which is hereby acknowledged; the undersigned, **BANCORPSOUTH BANK, a Mississippi Corporation,** hereinafter called the Grantor, has bargained and sold and by these presents does hereby transfer and convey unto **Alliance Construction, Inc.,** hereinafter called the Grantee, its successors and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No 35 on the Plan of the Revised Plat for Monticello as of record as Instrument NO. 20060417-0043313, Register's Office for Davidson County, Tennessee to which plan reference is hereby made.

Being a portion of the same property conveyed to BancorpSouth Bank, a Mississippi Corporation, by Trustee's Deed from Patricia R. Young, Successor Trustee's Deed, dated 12/20/2011, recorded 1/9/2012, of record in Instrument 20120109-0002431, in the Register's Office for Davidson County, Tennessee.

This property is more commonly referred to as 2120 Christina Court, Hermitage, TN 37076.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, its successors and assigns, forever.

The undersigned covenants with the said Grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same; and that the property is unencumbered except by lien of the 2012 property taxes, which taxes are being prorated between the parties, the payment of which shall be the responsibility of the grantee herein.

The undersigned further covenants and binds itself, its successors and assigns, forever to warrant and defend the title to said real estate unto the said Grantee, its successors and assigns, against the lawful claims of all person, whomsoever.

WITNESS ITS HANDS, this the 27th day of December, 2012.

BANCORPSOUTH BANK

BY: _____
Bill Ellis, Executive Vice President

BY: _____
Chris Marchetti, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9th day of May, 2012, before me, appeared Bill Ellis, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Executive Vice President of BancorpSouth Bank, a Mississippi Corporation, and that said instrument was signed in behalf of said BancorpSouth Bank, and said officer acknowledged said instrument to be the free act of deed of said BancorpSouth Bank.

WITNESS my hand and seal, this the 27th day of December, 2012.

_____
Notary Public

Kimberly C Hubbell
Printed Notary Name

My commission expires: March 4, 2015

KIMBERLY C. HUBBELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

On this the 9th day of May, 2012, before me, appeared Chris Marchetti, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Vice President of BancorpSouth Bank, a Mississippi Corporation, and that said instrument was signed in behalf of said BancorpSouth Bank, and said officer acknowledged said instrument to be the free act of deed of said BancorpSouth Bank.

WITNESS my hand and seal, this the 27th day of December, 2012.

_____
Notary Public

Kimberly C Hubbell
Printed Notary Name

My commission expires: March 4, 2015

KIMBERLY C. HUBBELL STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY