Prepared By:
REALTY TITLE
6525 Quail Hollow Road #115
Memphis, Tennessee 38120
(901)260-4055

Return To:
Four Star Title, LLC
2508 N. Mt. Juliet Road
Mt. Juliet, TN 37122
12-0573

BILL GARRETT, Davidson County
Trans:T20130007307 DEEDWARRSP
Recvd: 01/28/13 09:26 2 pgs
Fees:13.00 Taxes:173.99
20130128-0008570

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF Ten Dollars ($10.00) and other good and valuable consideration, the receipt and legal sufficiency of all of which are hereby acknowledged, **Magna Bank** ("Grantor"), has this day bargained and sold and by these presents does bargain, sell, transfer and convey unto **Ronnie Smith and Mark A. Calvetti** ("Grantee") the following described property being situated in Davidson County, TN, to wit:

Lot 14A on the Plan of Zone Lot Division, Lots 4 thru 17, Meadows of Tulip Grove, Section One, of record in Book 5200, Page 612 as amended in Book 6231, Page 154 and Book 6250 Page 363 in the Register's Office of Davidson County, Tennessee.

Derivation Clause: Said property being one and the same property conveyed to Grantor herein by way of Quit Claim Deed of record at Inst. No. 20130128-0008569, in the Register's Office of Davidson, Tennessee;

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, his heirs, successors and assigns in fee simple forever. Grantor covenants that Grantor is lawfully seized and possessed of said real estate; has full power and lawful authority to sell and convey the same; that the title thereto is free, clear and unencumbered except as to permitted encumbrances listed below and any other matters that may affect the title to the subject property and appear in the public records of said County, and except for applicable property taxes which are not yet due and payable; and Grantor will forever warrant and defend the same against the claims of all persons claiming by, through or under it, but not further or otherwise.

Permitted encumbrances: Subdivision Restrictions, Building Lines & Easements of record at: Book 5200 Page 612; amended in Book 6231 Page 154 and Book 6250 Page 363.

The words Grantor and Grantee shall include the plural where appropriate and, along with pronouns used herein, shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed this instrument as of this 4th day of January, 2013.

Magna Bank

BY: Beth Harris, SVP
Beth Harris, Senior Vice President

RT File No. 12011070
RT Form No. 0125

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, the undersigned Notary Public in and for said State and County, personally appeared Beth Harris, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be senior vice president (or other officer authorized to execute the instrument) of Magna Bank, the within named bargainor, a federal savings bank, and that such person as such senior vice president (or other officer authorized to execute the instrument), executed the foregoing instrument for the purpose therein contained, by personally signing the name of the federal savings bank as senior vice president (or other officer authorized to execute the instrument.

Witness my hand and seal at office in Shelby County, Tennessee, this 3rd day of January, 2013.

Notary Public

My Commission Expires: 4/10/2016

(SEAL)

DENISE GRIFFIN
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY
My Commission Expires 04-10-2016

Owner Name and Address:
Ronnie Smith and Mark A. Calvetti
~~813 Bradley Place~~ 5001 Bonnameade Dr
~~Hermitage, TN 37076~~ Hermitage, TN 37076

Property Address:
813 Bradley Place
Hermitage, TN 37076

Send Tax Bills To:
same as new owner

Tax Parcel ID Number: 075-11-0-189.00

Valuation Affidavit:
I hereby swear or affirm that to the best of my knowledge, information and belief, that the actual consideration for the transfer or the value of the property transferred, whichever is greater, is $ 47,025.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 3rd day of January, 2013.

Notary Public

My Commission Expires: 3/28/15

Sheila McCord
STATE OF TENNESSEE NOTARY PUBLIC
Sumner County, TN

Return To:

RT File No. 12011070
RT Form No. 0125