BILL GARRETT, Davidson County
Trans:T20130018288 DEEDWARRSP
Recvd: 03/06/13 09:50 2 pgs
Fees:13.00 Taxes:423.65
20130306-0022209

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Jeremy P. Stephens	Primelending	MAP 030-
5107 Whites Creek Pike	8111 Preston rd. Suite 900	PARCEL 035.00
Whites Creek, TN 37189	Dallas, TX 75252	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Avenue Bank**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Jeremy P. Stephens** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in the 14th Civil District of Davidson County, Tennessee, described as according to a survey prepared by John B. Rainey, dated December 8, 1975, as follows:
>
> Beginning at a point in the northeasterly margin of Whites Creek Pike, being the northwesterly corner of James F. McClure property, as of record in Book 4989, page 495, Registers office for Davidson County, Tennessee, thence with McClure's line North 65 degree 48 minutes East 602.66 feet; thence North 14 degrees 48 minutes West 220.0 feet to James D. Burton property as of record in Book 1726, page 499, said Registers office; thence with Burton line South 87 degrees 37 minutes West 124.54 feet; thence South 54 degrees 38 minutes, West 215.40 feet; thence south 36 degrees 22 minutes, West 55.77 feet; thence South 71 degrees 36 minutes 30 seconds West 228.25 feet to the easterly margin of Whites Creek Pike; thence with Whites Creek Pike South 14 degrees 48 minutes 30 seconds East 220.37 feet to the beginning, containing 3.12 acres more or less
>
> Being the same property conveyed to Avenue Bank by Trustee's Deed from C. Tucker Herndon, Substitute Trustee of record in Instrument No. 20120928-0088804, Registers office for Davidson County, Tennessee, dated September 27, 2012.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 5107 Whites Creek Pike, Whites Creek, TN 37189.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 27 day of February, 2013

Avenue Bank

By: _____

Its: E. V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, JAMES P. MCCANN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the EXECUTIVE VICE PRESIDENT of **Avenue Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27 day of February, 2013.

_____
Notary Public

R. L. MOORE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 8, 2016

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is $**114,500.00**.

_____
Affiant

Subscribed and sworn to before me this 27 day of February, 2013

_____
Notary Public

TAMMY MORRIS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

My Commission Expires: 4-23-14