THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Davidson County	DEEDWARRSP
Recvd: 03/21/13 13:36	3 pgs
Fees:18.00 Taxes:148.00	
20130321-0028107	

Address New Owner(s)
Winward Properties, Inc.
7125 Bakers Bridge Avenue
Brentwood, TN 37027

Send Tax Bills To:
Winward Properties, Inc.
7125 Bakers Bridge Avenue
Brentwood, TN 37027

Map & Parcel Nos.:
82-3-75

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Bancorpsouth Bank, a Mississippi Corporation** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Winward Properties, Inc., a Tennessee Corporation.** (herein referred to as "Grantee"), its successors and/or assigns, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being the southerly 45 feet of Lot No. 36 on the plan of Shields, Davis Sharpe and Horn's Addition, of record in Book 57, Page 86, Register's Office for Davidson County, Tennessee to which reference is hereby made for a more complete and accurate description.

Said part of said Lot No. 36 fronts 45 feet on the westerly side of North Second Street, and is located at 842 North Second Street, in Nashville, Tennessee, formerly Harris Street, and runs back between parallel lines 145 feet, more or less, to an alley.

Being the same property conveyed to BANCORPSOUTH BANK, A Mississippi Corporation from Jerry P. Spore, Trustee by Trustee's Deed on March 4, 2013, of record in Instrument Number 20130306-0022212, Register's Office for Davidson County, Tennessee.

Property known as: 842 North 2nd St., Nashville, TN 37207

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, it's successors and/or 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 **2013** real estate taxes.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, their successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and/or assigns, against the lawful claims and demands of all persons whomsoever.

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

WITNESS this the **19th** day of **March, 2013**.

GRANTOR:

BancorpSouth Bank

By: Chris Marchetti, Senior Vice President

By: Ken Farmer, President

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, Debora L. Wynn, a Notary Public in and for said state and county, **Chris Marchetti**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the **Senior Vice President** of **BancorpSouth Bank**, and is authorized by the **BancorpSouth Bank** maker to execute this instrument on behalf of **BancorpSouth Bank**.

WITNESS my hand and seal at office this **19th** day of **March, 2013**.

Debora L. Wynn
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Jan. 06, 2015

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF Williamson)

Personally appeared before me, Debora L. Wynn, a Notary Public in and for said state and county, **Ken Farmer**, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the **President** of **BancorpSouth Bank**, and is authorized by the **BancorpSouth Bank** maker to execute this instrument on behalf of **BancorpSouth Bank**.

WITNESS my hand and seal at office this **19th** day of **March, 2013**.

Debora L. Wynn
NOTARY PUBLIC

My Commission Expires:

My Commission Expires Jan. 06, 2015

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

STATE OF TENNESSEE)

COUNTY OF Williamson)

The actual consideration for this transfer is **$40,000.00**.

AFFIANT

Subscribed and sworn to before me, this 19 day of March, 2013

NOTARY PUBLIC

My Commission Expires:

My Commission Expires Jan. 06, 2015

DEBORA L. WYNN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY