This Instrument Prepared By:
**Lee & Lee Attorneys at Law, PC**
**109 East Gay Street, 615-444-1312**
**Lebanon, Tennessee 37087**

L&L#F50-60A

ADDRESS NEW OWNER:
**Terry W. Brockwell**
**5201 Southfork Boulevard**
**Old Hickory, Tennessee 37138**

MORTGAGEE:
BB&T Mortgage
223 West Nash St.
Wilson, NC 27893

BILL GARRETT, Davidson County
Trans:T20130023926 DEEDWARRSP
Recvd: 03/25/13 09:37 2 pgs
Fees:13.00 Taxes:425.50
20130325-0028953

SEND TAX BILL TO:
**Owner**

MAP **063160C06000CO**
GROUP
PARCEL

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Wilson Bank & Trust** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does transfer and convey unto **Terry W. Brockwell & Sandy Brockwell, husband and wife**, hereinafter called the GRANTEES, their heirs and assigns, that certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

> A certain tract or parcel of land located in the City of Old Hickory, County of Davidson, State of Tennessee, to-wit:
>
> Unit 60, A Planned Unit Development Phase One - Section Two Hermitage Springs Estates, as shown on plat of record in Instrument 200310310160338, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.
>
> Being the same property conveyed to Wilson Bank & Trust by deed from Robert Evans Lee, Substitute Trustee dated November 16, 2012, of record in Instrument No. 20121116-0106070, Register's Office for Davidson County, Tennessee.

This is improved property known as 5201 Southfork Boulevard, Old Hickory, Tennessee 37138. Possession is to be given on March 12, 2013.

THIS CONVEYANCE is made subject to all taxes, restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns, forever; and,

GRANTOR does covenant with the said GRANTEES that it has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter, shall be charged or encumbered in any manner whatsoever; and,

GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns,

against the lawful claims of all persons claiming by through or under said GRANTOR, **BUT NOT OTHERWISE.**

WITNESS our hands this the 12th day of March, 2013.

Wilson Bank & Trust

Ralph Mallicoat, Senior Vice President

STATE OF TENNESSEE )
COUNTY OF WILSON )

Before me, the undersigned authority of the State and County aforesaid, personally appeared **Ralph Mallicoat** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath, acknowledged himself to be **Senior Vice President of Wilson Bank & Trust,** the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal at office this 12th day of March, 2013.

NOTARY PUBLIC

J.G. ROSS NOTARY PUBLIC STATE OF TENNESSEE

My Commission Expires: J.M.C

* * * * * *

STATE OF TENNESSEE )
COUNTY OF WILSON )

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

AFFIANT

Subscribed and sworn to before me on this 12th day of March, 2013.

NOTARY PUBLIC

My Commission Expires:

DAVID R.A. ROETGER TENNESSEE NOTARY PUBLIC My Comm Exp. July 21, 2013 COUNTY OF WILLIAMSON