BILL GARRETT, Davidson County
Trans:T20130033351 DEEDWARRSP
Recvd: 04/23/13 15:38 2 pgs
Fees:13.00 Taxes:203.50
20130423-0040391

Special Warranty Deed

J. BRANDON MILLER STATE OF TENNESSEE NOTARY PUBLIC EXP. SEPT. 9, 2014 DAVIDSON COUNTY	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $55,000.00 Affiant Subscribed and sworn to before me, this the 22nd day of April, 2013. Notary Public My commission expires: 9-9-2014

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
FMBC Investments, LLC	New Owner	
3716 West End Ave.		092-09-0-349
Nashville, TN 37205		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **BANCORPSOUTH BANK, A MISSISSIPPI BANKING CORPORATION**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **FMBC INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 54 on the Plan of Resubdivision of the Wilcox Property of record in Plat Book 421, Page 42, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to BancorpSouth Bank by Trustee's Deed from Jerry P. Spore, Trustee of record at Instrument No. 20130319-0027102, Register's Office for Davidson County, Tennessee, dated March 18, 2012 and recorded on March 19, 2013.

Being the same property conveyed to Renaldo M. Pruitt by Quitclaim Deed from Rencheryl Investment, LLC, a Tennessee Limited Liability Company of record at Instrument No. 20071228-0148583, Register's Office for Davidson County, Tennessee, dated December 28, 2007 and recorded on December 28, 2007.

Being the same property conveyed to Rencheryl Investment, LLC, a Tennessee Limited Liability Company by Quitclaim Deed from Renaldo M. Pruitt, an unmarried person and Cheryl Green, an unmarried person of record at Instrument No. 20070727-0089498, Register's Office for Davidson County, Tennessee, dated July 26, 2007 and recorded on July 27, 2007.

Being the same property conveyed to Renaldo Pruitt, unmarried and Cheryl Green, unmarried by Cash Deed for Tennessee from Alphonso Jackson, Secretary for Secretary of Housing and Urban Development of record at Instrument No. 20070213-0018309, Register's Office for Davidson County, Tennessee, dated February 7, 2007 and recorded on February 13, 2007.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 3327 Felicia St., Nashville, TN 37209.

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(S), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 22nd day of April, 2013.

BancorpSouth Bank, a Mississippi banking corporation

By: _____
Name: Christopher Marchetti
Title: Senior Vice President

By: _____
Name: Kenneth E. Farmer
Title: Division President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Christopher Marchetti**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Senior Vice President of BancorpSouth Bank**, a Mississippi banking corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 22nd day of April, 2013.

_____
Notary Public

My Commission Expires Jan. 06, 2015

My Commission Expires:

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

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named **Kenneth E. Farmer**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the **Division President of BancorpSouth Bank**, a Mississippi banking corporation, and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument on behalf of said corporation for the purposes therein contained.

Witness my hand and seal this 22nd day of April, 2013.

_____
Notary Public

My Commission Expires:

My Commission Expires Jan. 06, 2015

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