Davidson County DEEDWARRSP
Recvd: 07/01/13 14:44 5 pgs
Fees:28.00 Taxes:127.47
20130701-0067762

Prepared By and Return to:
VENTURE TITLE, LLC
3027 HIGHWAY 31W
WHITE HOUSE, TN 37188
615-672-4343

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Patti Sue Lane	Owner	043-02-0A-102.00CO
(Name) 102 Cedarwood Lane	(Name)	
(Address) Madison, TN 37115	(Address)	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **Cadence Bank, N.A.** ("Grantor"), in favor of **Patti Sue Lane** ("Grantee").

FOR AND IN CONSIDERATION of the sum of **Thirty Four Thousand Four Hundred Fifty and 00/100 Dollars** ($34,450.00), cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit "A" attached hereto and made a part hereof.

This is improved property known as 102 Cedarwood Lane, Madison, Tennessee 37115.

This conveyance is made subject to all matters set forth on Exhibit "B" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 27th day of July, 2013.

GRANTOR:

Cadence Bank, N.A.

By: Cindy Bush
Print Name: Cindy Bush
Print Title: VP SAG.

State of Alabama
County of Shelby

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Cindy Bush, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who upon his/her oath acknowledged himself/herself to be the VP of **Cadence Bank, N.A.**, the within named bargainor, and corporation, and that he/she as such Officer being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Cindy Bush as such Officer.

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

Notary Public
My Commission Expires: 3/14/16

State of Tennessee
County of Robertson

The actual consideration or value, whichever is greater, for this transfer is $34,450.00

Affiant

Subscribed and sworn to before me this June 28, 2013.

Notary Public

My Commission Expires: 3/28/15

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SPECIAL WARRANTY DEED

EXHIBIT "A"

LAND in Davidson County, Tennessee, being Lot No. 102 on the Plan of Phase One, Cedarwood Courtyard Homes, of record in Plat Book 5200, Pages 60 and 61, as clarified in Book 5497, Page 800, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description.

BEING the same property conveyed to Cadence Bank, N.A., by Trustee's Deed from Michael B. Schwegler, as Successor Trustee, dated February 27, 2012 and recorded February 29, 2012 in Instrument No. 20120229-0017501, in the Register's Office of Davidson County, Tennessee.

SPECIAL WARRANTY DEED

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.

True Copy Certification

I, Dolly T. Peay, 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 TENNESSEE
COUNTY OF Robertson

Personally appeared before me, the undersigned, a notary public for this county and state, Dolly Peay who acknowledges that this certification of an electronic document is true and correct and who signature I have witnessed.

Notary Public

My Commission Expires: 3/28/15

TRACI MINGLEDORFF
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY