SEND TAX BILLS TO
& ADDRESS NEW OWNER AS:

Billy R. Barnfield
122 Bella Vista Drive
Goodlettsville TN 37072

Map: 060-15
Parcel: 040.00

THIS INSTRUMENT PREPARED BY:
Gary L. Dilliha
Attorney at Law
Springfield, Tennessee

BILL GARRETT, Davidson County
Trans:T20130056808 DEEDWARRSP
Recvd: 07/03/13 12:34 2 pgs
Fees:13.00 Taxes:2164.50
20130703-0069032

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED, executed and delivered by **COMMERCE UNION BANK**, a Tennessee Banking Corporation, hereinafter called the Party of the First Part, to **BILLY R. BARNFIELD**, married, hereinafter called the Party of the Second Part;

WITNESSETH:

That for and in consideration of the sum of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, the Party of the First Part has this day bargained and sold, and does by these presents hereby sell, transfer and convey unto the said Party of the Second Part, successors and assigns, a certain tract or parcel of land located in Davidson County, Tennessee, being more particularly described as follows, to-wit:

Being Lot 1, as shown on the map entitled Universal Properties, of record in Plat Book 7900, Page 794, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete and accurate legal description.

PLAT MATTERS: The above described property is subject to easements, setback lines, notes, environmental and conservation notes and all other matters as indicated on the Final Plat of Universal Properties, of record at Plat Book 7900, page 794, Register's Office for Davidson County, Tennessee.

EASEMENT: This conveyance is made subject to that Easement retained by Metropolitan Government of Nashville and Davidson County pursuant to Bill No. 088-177, and also recorded in Book 7588, Page 163, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Commerce Union Bank by Deed In Lieu of Foreclosure from TME Heartland, LLC, of record in Instrument No. 20120924-0086388, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD the premises aforesaid, together with all the appurtenances and immunities thereto pertaining, unto the said Party of the Second Part, successors and assigns.

The Party of the First Part further covenants with the Party of the Second Part, successors and assigns, that is has a good and perfect right to convey same, and that said property is unencumbered since the date and time that the Party of the First Part acquired title.

The Party of the First Part further covenants with the Party of the Second Part, that it will warrant and forever defend the title herein conveyed to said property against the lawful claims

and demands of all persons whomsoever, claiming by, through and under the Party of the First Part, but no others.

IN WITNESS WHEREOF, the Party of the First Part has hereunto set its signature this the 25th day of June, 2013.

COMMERCE UNION BANK

By: William R. Murray

Its: EVP + CFO

STATE OF TENNESSEE)
COUNTY OF Robertson)

Before me, the undersigned, a Notary Public in and for the aforesaid State and County, personally appeared William R. Murray, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the EVP and CFO of Commerce Union Bank, the within named bargainor, a Tennessee Banking Corporation, and that he/she, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by him/herself as EVP and CFO.

Witness my hand and official seal at office, this 25th day of June, 2013.

Notary Public

My Commission Expires:

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 06-06-2017
ROBERTSON COUNTY

****

STATE OF TENNESSEE)
COUNTY OF ROBERTSON)

I or we, hereby swear or affirm that the actual consideration for this transfer, or value of property or interest in property transferred, whichever is greater, is **$585,0000.00** which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED and SWORN to before me this the 25th day of June, 2013.

NOTARY PUBLIC/Register

My Commission Expires:

GARY L. DILLIHA
STATE OF TENNESSEE NOTARY PUBLIC
EXP. 06-06-2017
ROBERTSON COUNTY