BILL GARRETT, Davidson County
Trans:T20130081309 DEEDWARRSP
Recvd: 09/19/13 13:03 3 pgs
Fees:18.00 Taxes:921.30

20130919-0098831

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is ~~$0.00~~ 249,000.00

TAMMY MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

Subscribed and sworn to before me, this the ____ day of August, 2013.

Notary Public

My Commission Expires: 4-23-14

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	**Map-Parcel Numbers:**	**Send Tax Bills To:**
Barrett Mahand 2123 Southern Pines Drive Kingwood, TX 77334	03300014400	~~New Owner~~ Academy Mortgage 1220 East 7800 South Sandy UT 84094

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Capital Bank, N.A. (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Barrett Mahand (herein referred to as "Grantee"), his heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Real Estate situated in the 10th Civil District of Davidson County, Tennessee described as follows:

Tract 1: Beginning at a concrete monument, same being the original southwesterly corner of the property conveyed to J. L. Stockton and wife, by deed of record in Book 2084, page 125, Register's office for said County; thence with Stockton's original line and a fence, North 6 degrees 00 minutes East 488 feet to an iron pin in fence line, corner to said Stockton; thence with said Stockton's remaining property as follows: South 77 degrees 29 minutes 206.70 feet to an iron pin in tree line; South 53 degrees 28 minutes East 116.60 feet to an iron pin in tree line; and South 6 degrees 00' East 400 feet to an iron pin in fence line, same being Stockton's original line, thence with said original line and fence, North 84 degrees 00 minutes West 386.5 feet to the beginning.

Tract II: A small tract of land, being the westerly 15 feet of the northerly 15 feet of Lot No. 47, Plantation Estates, Section III, as recorded in Plat book 3700, page 101, Register's Office for Davidson County, Tennessee. Said part of said lot fronts 15 feet on the easterly side of Carlin Street and runs back between lines 15 feet to a point on the northerly line which is 15 feet from Carlin Drive.

Being the same property conveyed to Capital Bank, N.A. by deed of record in Instrument No. 20130222-0017912, Register's office for Davidson County, Tennessee.

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, his/her/their heirs and representatives/its successors and 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, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his/her/their heirs and representatives/its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

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

WITNESS this the 30 day of August, 2013.

GRANTOR:

CAPITAL BANK, N.A.

By:_____
Jim D. Evans, Senior Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Jim D. Evans, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of Capital Bank, N.A., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 30 day of August, 2013.

NOTARY PUBLIC

My Commission Expires: 12/23/14

