Davidson County DEEDWARRSP Recvd: 12/18/13 11:14 3 pgs Fees:18.00 Taxes:333.00 **20131218-0127844**	STATE OF TENNESSEE) COUNTY OF Davidson) The actual consideration or value, whichever is greater, for this transfer is $90,000.00. Affiant Subscribed and sworn to before me this the 13th day of December, 2013. Notary Public My Commission Expires: 06-19-16

SPECIAL WARRANTY DEED

STATE OF TENNESSEE NOTARY PUBLIC BEVERLEY W. MORGAN RUTHERFORD COUNTY My Commission Expires 06-19-2016

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
Alberto Gonzalez 203 Lisa Lane Nashville, TN 37211	Same as Owner	095-01-0-069.00

THIS SPECIAL WARRANTY DEED is made the 13th day of June, 2013 by **CedarStone Bank, a Tennessee banking corporation** hereinafter "Grantor," to **Alberto Gonzalez and Esmeralda Gonzalez, husband and wife,** hereinafter, referred to as "Grantee(s)".

WITNESS that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, sells, grants and conveys to Grantee(s) all the real property located in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 37 on the Plan of Creekside Heights of record in Plat Book 2663, Pages 114 & 115, 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 Steve Thompson and Diane Tatara by Warranty Deed from Dahli Perez-Whyte, of record at Instrument No. 20040629-0077337, Register's Office for Davidson County, Tennessee, dated June 25, 2004 and recorded on June 29, 2004; and

Being the same property conveyed to Steve Thompson by Quitclaim Deed from Diane Tatara, being one and the same as Dianne Marie Tatara, of record at Instrument No. 20120626-0055863, Register's Office for Davidson County, Tennessee, dated June 8, 2012 and recorded on June 26, 2012; and Being the same property conveyed to CedarStone Bank by Substitute Trustee's Deed from Robert Evans Lee, Substitute Trustee of record at Instrument No. 20130910-0095275, Register's Office for Davidson County, Tennessee, dated August 30, 2013 and recorded on September 10, 2013.This property is known as 203 Lisa Lane, Nashville, Tennessee 37211

The following is for informational purposes only:

This is improved property known as: 203 Lisa Lane
Nashville, TN 37211

TO HAVE AND TO HOLD the real property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantee, their successors, heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the real property in fee simple, and Grantor has a good right to convey the real property; subject to the matters listed on the attached Exhibit "A".

And Grantor further covenants with Grantee that Grantor, its successors and assigns, will warrant and forever defend the title to the real property to Grantee, his heirs and/or assigns, as against all acts of the Grantor herein, and every person claiming by through and under Grantor, and no other.

Grantee hereunder accepts title to the real property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantor as to any matter whatsoever except as set forth herein, and by accepting this deed, Grantee represent and warrant that they have conducted their own due diligence with regard to the real property and matters of title related to the real property, and represent and warrant that they have not relied on any statement or action made by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

Cedartsone Bank, a Tennessee banking corporation

By: _____
Print Name: William H. Stuart
Title: Executive Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, William H. Stuart, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Exec Vice President of Cedartsone Bank, a Tennessee banking corporation, the within named bargainor, and that he in such capacity, and on behalf of the said corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Executive Vice President.

Witness my hand and official seal in Nashville, Tennessee this 13th day of December, 2013.

_____
Notary Public

My Commission Expires: 06-19-16

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

EXHIBIT "A"

1. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

2. Restrictions of record in Book 2876, Page 599 and Book 2879, page 441, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Avigation easement of record in Book 8953, Page 789, in the Register's Office for Davidson County, Tennessee..

I, the undersigned, 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.

Janet Gers

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 06-19-16

Ashley W. Morgan

ASHLEY W. MORGAN
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016