BILL GARRETT, Davidson County
Trans:T20140015684 DEEDWARRSP
Recvd: 03/07/14 10:42 2 pgs
Fees:13.00 Taxes:185.00
20140307-0019312

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Suite 410
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Ole South Properties, Inc.	New Owner	MAP
201 East Main Street #300		PARCEL 164-07-0A-001.00-CO,164-0
Murfreesboro, TN 37129		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Avenue Bank**,,(the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Ole South Properties, Inc.** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Tract 1:

Land in Davidson County, Tennessee, being Lot No. 1, and 306 on the Plan of Final Plat, Section One, Harvest Grove (formerly Tillman) Cluster Lot Subdivision, of record in Plat at Instrument No. 200607260090037, 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 a portion of the same property conveyed to Avenue Bank by Deed in Lieu of Foreclosure from Greenvale Construction, LLC of record in Instrument No. 20101025-0084988, Register's Office for Davidson County, Tennessee, dated October 22, 2010 and recorded on October 25, 2010.

This is (X) UNIMPROVED

() IMPROVED property known as Lots 1, and 306, Antioch, TN 37013-1968.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns,

against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 27 day of February, 2014

Avenue Bank,

By: _____

Its: Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, JAMES P. MCCANN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the EXECUTIVE VICE PRESIDENT of **Avenue Bank,**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 27 day of February, 2014.

_____
Notary Public

My Commission Expires: March 5, 2016

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $50,000.00.

_____
Affiant

Subscribed and sworn to before me this 27 day of February 2014

_____
Notary Public

My Commission Expires:
March 5. 2016

R. L. MOORE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENNESSEE