RETURN TO:
stewart title®
13026 Lebanon Road
Suite 100
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20140020517 DEEDWARRSP
Recvd: 03/27/14 11:39 3 pgs
Fees:18.00 Taxes:481.00
20140327-0025239

SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Wilson)

The actual consideration or value, whichever is greater, for this transfer is $130,000.00.

Affiant

KIME PERRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILSON

Subscribed and sworn to before me this the 24th day of March, 2014.

Notary Public

My Commission Expires: 5/3/2016

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 #
Stephen V. Bumpas **712 Tahlena Avenue** **Madison, TN 37115**	**F&M Bank** **100 Bluegrass Commons #100** **Hendersonville, TN 37075**	05206010800

THIS SPECIAL WARRANTY DEED is made the 24th day of March, 2014 by **FIRST TENNESSEE BANK NATIONAL ASSOCIATION** hereinafter "Grantor," to **Stephen V. Bumpas, a single man,** 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. 75 on the Plan of Madison Heights Subdivision, Section No. 1 of record in Plat Book 1424, Page 6, 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 First Tennessee Bank National Association by Deed from Gordon D. Foster, Successor Trustee of record at Instrument No. 20140114-0003846, Register's Office for Davidson County, Tennessee, dated 1/7/2014 and recorded on 1/14/2014.

Being the same property conveyed to Sandra O. Clardy, an unmarried person by Deed from Hans Andersen, Jr. and Ted Myron Bryant, Co-Trustees of the Monette L. Andersen Trust dated February 28,1989 of record at Instrument No. 20051024-0128149, Register's Office for Davidson County, Tennessee, dated 10/4/2005 and recorded on 10/24/2004.

The following is for informational purposes only:

This is improved property known as: 712 Tahlena Avenue
Madison, TN 37115

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 successors, 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:

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: _____
Wesley E. Payne
Title: Assistant Vice President, Credit

STATE OF TENNESSEE)
COUNTY OF SHELBY)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **Wesley E. Payne**, 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 Assistant Vice President, Credit, of **First Tennessee Bank National Association**, 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 Assistant Vice President, Credit.

Witness my hand and official seal in Nashville, Tennessee this 24th day of March, 2014.

_____
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. Taxes for the year 2014 and subsequent years, a lien, not yet due and payable.

2. Subject to all matters shown on the Plan of record in Plat Book 1424, Page 6, Register's Office for Davidson County, Tennessee.