THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Summit Land, LLC
7125 Baker's Bridge Avenue
Brentwood, TN 37027

Send Tax Bills To:
Summit Land, LLC
7125 Bakers Bridge Avenue
Brentwood, TN 37027

Map & Parcel Nos.:
163-16-0-A Parcel 60.00 (1014 Halifax)
148-14-0 Parcel 152.00 (4608 Packard0

Davidson County DEEDWARRSP
Recvd: 04/10/14 14:08 3 pgs
Fees:18.00 Taxes:454.95
20140410-0030163

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BancorpSouth Bank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Summit Land, LLC** (herein referred to as "Grantee"), it's successors and assigns, forever, the following described tracts or parcels of land located in Davidson County, Tennessee, to wit:

1014 HALIFAX LANE: Being Unit No. 160 on the Plan of Phase One, Provincetown, a Horizontal Property Regime with Private Elements, of record in Instrument No. 20031119-0168785 Exhibit "A-1" Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to BancorpSouth Bank by Trustee's Deed dated 10/18/13 from Jerry P. Spore, Trustee of record in Instrument Number 20131031-0113138, Register's Office for Davidson County, Tennessee.

4608 PACKARD DRIVE: Being Lot No. 2 on the Plan of Haywood Forest, Section 2, as shown by plat and survey of record in Plat Book 5200, page 197 and revised in Plat Book 5200, page 225, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to BancorpSouth Bank by Trustee's Deed dated 10/18/13 from Jerry P. Spore, Trustee of record in Instrument Number 20131031-0113139, Register's Office for Davidson County, Tennessee.

Improved Property known as 1014 Halifax Lane, ~~Nashville,~~ Antioch TN 37013 and 4608 Packard Drive, Nashville, TN 37211

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, it's successors and/or assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it has lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that she is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2014** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, it's successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, it's successors and assigns, against the lawful claims and demands of all persons whomsoever.

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

WITNESS this the 2nd day of **April 2014.**

GRANTOR:

BancorpSouth Bank
By: Ken Farmer, President

BancorpSouth Bank
By: Chris P. Marchetti, Senior Vice President

STATE OF TENNESSEE) COUNTY OF Davidson)

Personally appeared before me, Lisa C. Isom, a Notary Public in and for said state and county, **Ken Farmer** 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 is the **President** of **BancorpSouth Bank**, and is authorized by **BancorpSouth Bank** to execute this instrument on behalf of the **BancorpSouth Bank.**

WITNESS my hand and seal at office this 2nd day of **April 2014.**

Lisa C. Isom
NOTARY PUBLIC

My Commission Expires: My Commission Expires May 3, 2016

LISA C. ISOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE) COUNTY OF Davidson)

Personally appeared before me, Lisa C. Isom, a Notary Public in and for said state and county, **Chris P. Marchetti** 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 is the **Senior Vice President** of **BancorpSouth Bank**, and is authorized by **BancorpSouth Bank** to execute this instrument on behalf of the **BancorpSouth Bank.**

WITNESS my hand and seal at office this 2nd day of **April 2014.**

Lisa C. Isom
NOTARY PUBLIC

My Commission Expires: **My Commission Expires May 3, 2016**

LISA C. ISOM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE) COUNTY OF Davidson)

The actual consideration for this transfer is **$122,960.00.**

Lee Ann Maloney
AFFIANT

Subscribed and sworn to before me, this 4th day of **April 2014.**

NOTARY PUBLIC

My Commission Expires: 11-6-17

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE