SPECIAL WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF Sumner)

BILL GARRETT, Davidson County
Trans:T20140025434 DEEDWARRSP
Recvd: 04/15/14 11:43 3 pgs
Fees:18.00 Taxes:296.00
20140415-0031418

The actual consideration or value, whichever is greater, for this transfer is $80,000.00.

Sid D. Durham

Georgia A. Durham

TRUDY MILLIKEN NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Subscribed and sworn before me this the 10 day of April, 2014.

Notary Public
My commission expires: 5/1/2014

This instrument was prepared by:
Robert S. Coleman, Jr.
1405 North Pierce, Suite 306
Little Rock, Arkansas 72207

Address of New Owner	Send Tax Bills To:	Map-Parcel Nos.
Sid D. Durham and Georgia A. Durham 114 Secretariat Place Hendersonville TN 37075	Sid D. Durham and Georgia A. Durham 114 Secretariat Place Hendersonville TN 37075	025 16 0 040.00 025 16 0 039.00

KNOW ALL MEN BY THESE PRESENTS:

That **RBS Citizens, N.A.**, duly authorized by proper resolution of its Board of Directors, for the consideration of the sum of Eighty Thousand and 00/100 ($80,000.00) in hand paid by receipt of which is hereby acknowledged, does grant, bargain, sell, and convey unto said **Sid D. Durham and Georgia A. Durham, as Husband and Wife,** and unto their heirs and assigns forever the following described land, situated in **Davidson County**, Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot Nos. 79 and the southerly half of Lot 80, Goodlettsville Heights Subdivision, Section 2 as of record in Book 1424, Pages 120 & 121, Register's Office for Davidson County, Tennessee, to which plat reference is made for a more complete and accurate legal description.

It being the same property conveyed to RBS Citizens, N.A., by Substitute Trustee's Deed dated January 28, 2014 and recorded February 4, 2014 in the Register's Office of Davidson County, Tennessee, as Instrument No. 20140204-0009598.

More Commonly Known As: 203 Moss Trail Goodlettsville TN 37072

TO HAVE AND TO HOLD the same unto said **Sid D. Durham and Georgia A. Durham,** and unto their heirs and assigns forever, with all appurtenances thereunto belonging. And **BRS Citizens, N.A.**, hereby covenants with said **Sid D. Durham and Georgia A. Durham**, that it will forever warrant and defend the title to said lands against all claims and encumbrances done or suffered by it, but against none other.

IN TESTIMONY WHEREOF, the name of the grantor is hereunto affixed by its _____ this 10 day of April 2014.

RBS Citizens, N.A.

_____

Name: Robin A Chase
Print Name

Title: VP

ACKNOWLEDGEMENT

STATE OF Rhode Island)
)
COUNTY OF Providence)

Before me, the undersigned notary public in and for the State and County aforesaid, personally appeared Robin A Chase with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him/herself to be the Vice President of **RBS Citizens, N.A**, and acknowledged that he/she was duly and properly authorized to sign on behalf of RBS Citizens, N.A. and that he/she as such officer had executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal this the 8 day of April, 2014.

My Commission Expires:
2/29/16

Casey Gonsalves
Notary Public

