BILL GARRETT, Davidson County
Trans:T20140030640 DEEDWARRSP
Recvd: 05/05/14 10:20 2 pgs
Fees:13.00 Taxes:81.40
20140505-0037851

This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Darren Parker Dryer	new owner	MAP 164080C 05700 CO
301 Birchclay Point	1273 maritime Point	PARCEL
Antioch, TN 37013	Antioch TN 37013	

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 **Darren Parker Dryer** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, Being Lot No. 112, as shown on the map entitled the Final Plat of Hamilton Chase, Section Two, of record in Instrument No. 20060807-0096577, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being part of the same property conveyed to Avenue Bank by Substitute Trustee's Deed from Thomas W. Lawless, as Substitute Trustee, as of record in Instrument No. 20100517-0037716, Registers office for Davidson County, Tennessee, dated May 10, 2010.

This is (X) UNIMPROVED

() IMPROVED property known as 301 Birchclay Point, Antioch, TN 37013.

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 2 day of May, 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 R. 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 2nd day of May, 2014.

_____
Notary Public

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

My Commission Expires: March 8, 2016

STATE OF Tennessee
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $22,000.00.

_____
Affiant

Subscribed and sworn to before me this 2 day of May, 2014.

_____
Notary Public

My Commission Expires:
March 8, 2016

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE