BILL GARRETT, Davidson County
Trans:T20140038044 DEEDWARRSP
Recvd: 06/02/14 08:41 3 pgs
Fees:18.00 Taxes:425.50
20140602-0046885

This instrument prepared by:
Benchmark Title Company
110 Public Square - P.O. Box 747
Lafayette, Tennessee 37083

The preparer makes no representations or warranties as to the accuracy of the description or the status of the title of the property. This document has been prepared based upon information furnished to the preparer.

SPECIAL WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S)
Rhonda M. Fowler
4609 Rockland Trail
Antioch, TN 37013

MAP/PARCEL: 176-01-0-001.00

FOR AND IN CONSIDERATION of One Hundred Fifteen Thousand and 00/100 ($115,000.00) DOLLARS, cash in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, ***Joe Carter, as President of Liberty State Bank, a branch of Citizens Bank, Lafayette, Tennessee,*** has bargained and sold, and by these presents do transfer and convey unto, ***Rhonda M. Fowler,*** her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot #50, on the plan of Hickory Woods, Section A, of record in Plat Book 6900, Page 511, and corrected in Book 7582, Page 167, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to Liberty State Bank, by Trustee's Deed from Roy Nelson Pugh, Trustee, dated 2/19/2013, recorded 3/12/2013, of record in Instrument No. 20130312-0024235, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on recorded plat in Plat Book 6900, page 511 and corrected in Book 7582, Page 167, and amended in Book 9997, Page 844, Register's Office of Davidson County, Tennessee.

Declaration of covenants, conditions, restrictions and By-Laws as set forth in Book 9678, page 187, Book 9764, page 44 and in Instrument No. 20001207-0120450, in the Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extent such covenant, condition or restriction violates 42 USC 3604(c).

Anchor Easement of record in Book 10153, page 990, in the Register's Office for Davidson County, Tennessee.

Transmission Line Easement of record in Book 9632, page 973, in the Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Book 8169, page 571, in the Register's Office for Davidson County, Tennessee.

Water Main Easement of record in Book 8169, page 579, in the Register's Office for Davidson County, Tennessee.

HOA Charter of record in Book 7857, page 87, Book 7867, page 67 and Book 9680, page 319, in the Register's Office for Davidson County, Tennessee.

Power Line Easement of record in Book 437, page 24 and Book 437, page 39, in the Register's Office for Davidson County, Tennessee.

Right-of-Way Easement granted to Nashville Gas of record in Book 5909, page 915 and

Book 5897, page 224, in the Register's Office for Davidson County, Tennessee.

Easement for sanitary sewers and/or storm drainage, water mains and pumps of record in Book 6954, page 24, in the Register's Office for Davidson County, Tennessee.

Rules and Regulations of record in Instrument No. 20010614-0062709, Instrument No. 20011015-0111957 and in Instrument No. 20031010-0150800, said Register's Office.

Surveyors Certificate of Correction of record in Book 7582, page 167 and Book 9997, page 844, said Register's Office.

All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions that would violate Title 42 USC 3604.

Possession with deed.

2014 taxes shall be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***Rhonda M. Fowler***, her heirs and assigns, forever. And **Citizens Bank** does covenant with the said, ***Rhonda M. Fowler*** that it is lawfully seized and possessed of said land in Fee Simple; has a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And Citizens Bank does further covenant and bind its assigns and representatives, to warrant and forever defend the title to said land to the said ***Rhonda M. Fowler,*** her heirs and assigns, against the lawful claims of all persons whomsoever. **The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.**

WITNESS MY HAND, this 22nd day of May, 2014.

LIBERTY STATE BANK, a branch of CITIZENS BANK, Lafayette, TN

Joe Carter, President

STATE OF TENNESSEE
COUNTY OF MACON

Before me, a Notary Public in and for said State and county, personally appeared ***Joe Carter***, with whom I am personally acquainted, and who, upon oath acknowledged himself to be the ***President of Liberty State Bank, a branch of Citizens Bank, Lafayette, Tennessee***, the within named bargainor, a banking corporation, and that he as President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as President.

Witness my hand and official seal at office in Lafayette, Tennessee, this the 22nd day of May, 2014.

NOTARY PUBLIC

SHERRY TUCKER
NOTARY PUBLIC AT LARGE
MACON CO., TENN

MY COMMISSION EXPIRES: 7/20/15

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is **$115,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Julie L Jones
AFFIANT

Subscribed and sworn to before me this 22nd day of May, 2014.

Sherry Tucker
REGISTER OR NOTARY

SHERRY TUCKER
NOTARY PUBLIC AT LARGE
MACON CO., TENN

MY COMMISSION EXPIRES: 1/20/15

sat/RE-13853 Citizens Bank to R Fowler