BILL GARRETT, Davidson County
Trans:T20140039101 DEEDWARRSP
Recvd: 06/04/14 09:28 3 pgs
Fees:18.00 Taxes:503.20

20140604-0048216

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

SPECIAL WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S)
Maribel Zamora Ledesma
6236 Rocky Top Drive
Antioch, TN 37013

MAP/PARCEL: 176050A13800CO

FOR AND IN CONSIDERATION of One Hundred Thirty Six Thousand and 00/100 ($136,000.00) 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, ***Maribel Zamora Ledesma,*** her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 252 on the Plan of Hickory Woods Estates, Section "C" of record in Plat Book 6900, page 886, in the Register's Office for Davidson Couonty, Tennessee, to which reference is hereby made for a more complete description of the property.

Being the same property conveyed to Liberty State Bank by deed from Roy Nelson, as Trustee of record in Instrument No. 20130312-0024237, Register's Office for Davidson County, Tennessee, dated February 19, 2013 and recorded on March 12, 2013.

The above-described property is subject to Restrictions appearing of record in Book 9678, page 187, Register's Office of Davidson County, Tennessee.

The above-described property is subject to by-laws of record in Book 9678, page 213, amended in Instrument N. 2001207-0120450, Register's Office of Davidson County, Tennessee.

The above-described property is subject to Rules and Regulations of record at Instrument No. 20010614-0062709, Instrument No. 20011015-0111957 and Instrument No. 20031010-0150800, Register's Office of Davidson County, Tennessee.

The above-described property is subject to Architectural rules of record at Instrument No. 200010614-0062710, Register's Office of Davidson County, Tennessee.

The above-described property is subject to Hickory Woods Estates Homeowners Association recorded in Book 9786, page 923, Register's Office of Davidson County, Tennessee.

The above-described property is subject to matters shown on recorded plat in Plat book 6900, page 886, Register's Office of Davidson County, Tennessee.

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, ***Maribel Zamora Ledesma***, their heirs and assigns, forever. And **Citizens Bank** does covenant with the said, ***Maribel Zamora Ledesma*** 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 ***Maribel Zamora Ledesma,*** their 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 13th 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 ***Citizens Bank***, the within named bargainor, a 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 13th day of May, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9-23-14

DON TRAYLOR
NOTARY PUBLIC
STATE OF TENNESSEE
COUNTY OF MACON

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 **$136,000.00**, 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 13th day of May, 2014.

Stacey Halloway
REGISTER OR NOTARY

MY COMMISSION EXPIRES: 11-21-17

sdh/RE-13818 Citizens Bank to M. Ledesma deed