BILL GARRETT, Davidson County
Trans:T20140040709 DEEDWARRSP
Recvd: 06/10/14 10:30 2 pgs
Fees:13.00 Taxes:118.40
20140610-0050285

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 164-08-B |
| 1273 Maritime Port ~~Lot 83 and 84 Ripple Cove~~ | 1273 Maritime Port | PARCEL 102.00 CO (Lot 83)<br>103.00 CO (Lot 84) |
| 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, unmarried** (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 Nos. 83 and 84 on the Plan of the Final Plat of Section Three, Lakewalk, of record in Instrument Number 20060124-0009100, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.
>
> Being a portion of the same property conveyed to Greenvale Construction, LLC, by Warranty Deed from Global Development, Inc., of record in Instrument No. 20060223-0021421, Register's Office for Davidson County, Tennessee, dated February 14, 2006, and recorded on February 23, 2006.
>
> Being a portion of the same property conveyed to Avenue Bank by Warranty Deed By Bankruptcy Debtor in Possession from Greenvale Construction, LLC, a Tennessee limited liability company and Debtor in Possession, of record in Instrument No. 20130207-0012890, Register's Office for Davidson County, Tennessee, dated January 27, 2013, and recorded on February 7, 2013.
>
> Being also known as Lot 83 and Lot 84 Ripple Cove, Antioch, TN 37013.

This is (X) UNIMPROVED

() IMPROVED property known as Lot 83 and 84 Ripple Cove, 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 6 day of June, 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 P. 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 PRESIDET 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 6th day of June, 2014.

_____
Notary Public

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

My Commission Expires: March 8, 2016

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $**32,000.00**.

_____
Affiant

Subscribed and sworn to before me this 6th day of June, 2014.

_____
Notary Public

My Commission Expires: 11-22-2014

PAIGE B. MAYERCIK
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD