SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER $75,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 21st DAY OF July 2014

Notary Public

MY COMMISSION EXPIRES: MAR 0 8 2016

(AFFIX SEAL)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

THIS INSTRUMENT WAS PREPARED BY
Logos Realty Closing Services, Inc.
215 2ND Ave North, Suite 200, Nashville, TN 37201

ADDRESS OF NEW OWNER: AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Higgins	Robert Higgins	048-00-0-016.00
(NAME)	(NAME)	
0 Clarksville Pike	322 Van Buren	Davidson County DEEDWARRSP Recvd: 07/23/14 13:31 2 pgs Fees:13.00 Taxes:277.50 20140723-0065480
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189	Nashville, TN 37208	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Citizens Savings Bank & Trust ,** *have this day bargained and sold, and do hereby transfer and convey unto the* **Robert Higgins,** *the Grantees herein, their (successors), heirs and assigns, certain real estate in DAVIDSON County, TENNESSEE as follows:*

Land in Davidson County, Tennessee, as described in Book 4743 page 781 Register's Office for said County. Included in the original description but excluded from this conveyance is a tract of land identified as Lot 1 of Dylan's Forest containing 3.20 acres more or less more particularly described in Book 11190 Page 121 Register's Office for said County. This conveyance includes a tract of land containing 5.76 acres more or less.

Being the same property conveyed to CITIZENS SAVINGS BANK & TRUST COMPANY, by deed from PAUL W. HARPER DBA RAPID FOOD MART AND THELMA M. HARPER, of record in Instrument No. 20120907-0081386, dated August 7, 2012 and being corrected by Scrivener's Affidavit of record in Instrument No. 20140723-0065479 , , said Register's Office.

INCLUDED IN THE ABOVE BUT EXCLUDED THEREFROM IS THAT PORTION THEREOF DESCRIBED IN THE PLAT OF RECORD IN BOOK 11190, PAGE 121, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This is property commonly known as 0 Clarksville Pike, Nashville, TN 37218
(House Number) (Street) (City or Town) State Zip Code

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

Whenever used, the singular number shall include the plural, the plural the singular and the use of any gender shall be applicable to all genders.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR *makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.*

Executed by our hand this 17th day of July, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Citizens Savings Bank & Trust

BY:_____
Citizens Savings Bank & Trust

BY:_____
Richard Boring
Chief Credit Officer

GREGORY L. PAGE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE of Tennessee COUNTY of Davidson

Before me the undersigned authority of the State and County aforesaid, personally appeared Richard Boring, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon oath swore to and acknowledged himself to be the Chief Credit Officer of Citizens Savings Bank and Trust, the within named bargainor, and that he as such Chief Credit Officer executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself as Chief Credit Officer.

Witness my hand and Official Seal this 17th Day of July 2014

Notary Public My Commission Expires: 6-21-16

Please return to
Logos Realty Closing Services, Inc.
215 2nd Ave North, Suite 200
Nashville, TN 37201

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Jennifer C. Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature My Commission Expires: 5/8/17

STEPHANIE ALLEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2017