Prepared by:

Steltemeier and Westbrook, PLLC
3326 Aspen Grove Drive, Suite 604
Franklin, Tennessee 37067

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $155,100.00.

Affiant

Subscribed and sworn to before me this 30th day of July, 2014.

Notary Public
My Commission Expires: ~~04/01/17~~ 12-6-16

CHARLES A. SULLIVANT, JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires

14-0325

Address of New Owner:	Send Tax Bills to:	Tax Information:
Ronald Phillip Brown	Wells Fargo Bank	173 04 0 B
6100 Blue Hole Court	1525 West Harris Blvd	016.00 CO
Antioch, TN 37013	Charlotte NC 28262-8522	

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, we **Peoples State Bank of Commerce,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Ronald Phillip Brown,** hereinafter called the GRANTEES, their heirs and assigns, the following tract or parcel of land, to-wit:

Land in Davidson County, Tennessee, being Lot No. 16 on the Final Plat of Blue Hole Pointe, a Cluster Lot Development, of record as Instrument No. 20060531-0063584, Register's Office for said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Peoples State Bank of Commerce by Successor Trustee's Deed dated November 12, 2010, recorded as Instrument No. 20101115-0091149, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all restrictions and easements of record.

This is improved property located at **6100 Blue Hole Court, 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 GRANTEES, their heirs, successors and assigns, forever. GRANTORS covenant with GRANTEES that GRANTORS are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the GRANTORS. GRANTORS hereby covenant with GRANTEES that GRANTORS will forever defend GRANTEES against claims of all persons claiming by, through or under GRANTORS, but no further or otherwise.

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

Davidson County DEEDWARRSP
Recvd: 08/06/14 15:21 3 pgs
Fees:18.00 Taxes:573.87
20140806-0070900

Witness our hands this 30th day of July, 2014.

Peoples State Bank of Commerce

BY: _____
Hunter Battle
President

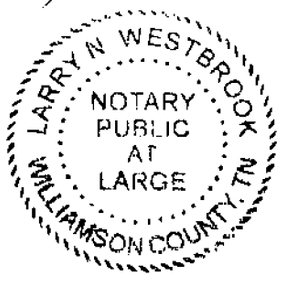
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named **Hunter Battle**, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), who upon oath, acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the **President** of **Peoples State Bank of Commerce** and that he is authorized by **Peoples State Bank of Commerce** to execute this instrument on its behalf by himself as such **President**.

Witness my hand and official seal at Franklin, Tennessee, this 30th day of July, 2014.

_____
Larry N. Westbrook, Notary Public
State of Tennessee at Large

My Commission Expires: 04/01/17



True Copy Certification

I, Charles A. Sullivant, Jr., 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.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Mark B. Leedom, a notary public for this county and state, Charles A. Sullivant, Jr., 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: 9/11/17
Notary' Seal (if on paper)

