RETURN TO
TAYLOR TITLE & ESCROW, INC.
305 RAYON DRIVE
OLD HICKORY, TN 37138

2708

BILL GARRETT, Davidson County
Trans:T20140058747 DEEDWARRSP
Recvd: 08/11/14 14:38 2 pgs
Fees:13.00 Taxes:257.15
20140811-0072342

Name & Address of New Owner and Send Tax Bills To:
Victor Wilson
7601 Chipmunk Lane
Nashville, TN 37221

Prepared by:
David G. Mangum
Attorney at Law
2303 Franklin Road
Nashville, TN 37204

Map-Group-Parcel: 113 14 0 A 002.00

SPECIAL WARRANTY DEED

THIS SPECIAL WARRANTY DEED made and entered into between **FIRST STATE BANK**, a lending institution duly organized and qualified to transact business under the laws of the State of Tennessee, with its principal office located at 115 Washington Avenue, Suite 102, P.O. Box 733, Union City, TN 38261, hereinafter called "Grantor," and **Victor Wilson,** his heirs and assigns ("Grantee").

WITNESSETH, That said Grantor for and in consideration of the sum of Sixty-Nine Thousand Five Hundred and 00/100 Dollars ($69,500.00), and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto his heirs and assigns, the following described real estate situated and being in Davidson County, Tennessee, to-wit:

LAND in Davidson County, Tennessee, being Lot 2, Deer Wood Estates, as shown on plat of record in Plat Book 5200, Page 220, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

DEED REFERENCE:
BEING a portion of the same property conveyed to First State Bank by Substitute Trustee's Deed from David G. Mangum, Substitute Trustee, dated March 20, 2013 and of record in Instrument No. 20130320-0027649, Register's Office for Davidson County, Tennessee.

FURTHER BEING the same property conveyed to Kirk Estes and wife, Patricia Estes by deed from Christina Ynares Tallent and husband, Marion Tallent of record in 20080826-0087538, Register's Office for Davidson County, Tennessee.

SUBJECT to any and all existing easements, setback lines and restrictive covenants of record in said Register's Office; including but not limited to Restrictive Covenants of record in Book 5525, Page 600 and Book 10033, Page 80; Master Deed of record in Book 5525, Page 603; By-Laws of record in Book 10036, Page 493; All Matters on the Plan of record in Book 5200, Page 220, Easement of record in 20020319-0034169, said Register's Office.

This description was taken from the deed of trust being foreclosed on of record in Instrument No. 20080826-0087539, said Register's Office.

TAX MAP-PARCEL NO.: 113 14 0 A 002.00
PROPERTY ADDRESS: 7601 Chipmunk Lane, Nashville, TN 37221 as shown on the records of the Assessor of Property for Davidson County, TN.

This sale is subject to any and all unpaid real estate taxes; restrictive covenants, easements and setback lines; any and all redemption rights, including rights of redemption of any governmental agency, State or Federal, and any and all prior liens or encumbrances against said real property. Said sale is further subject to matters that an accurate survey of the property might disclose.

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto said Grantee, his heirs and assigns.

The Grantor conveys the afore-described real estate which is unencumbered, and that the title and quiet possession thereto will warrant and forever defend against the lawful claims of all persons claiming the same by, through or under it, but not further or otherwise.

IN WITNESS WHEREOF, Grantor, this 11 day of July, 2014, has caused this instrument to be executed for it by and through its duly authorized officer.

FIRST STATE BANK

By: James K. Wyatt, AVP
James K. Wyatt

Title: Asst. Vice-President

STATE OF TENNESSEE
COUNTY OF KNOX

BEFORE ME, the undersigned Notary Public in and for the County and State aforesaid, personally appeared James K. Wyatt who upon oath acknowledged himself to be the Asst. Vice-President of First State Bank, the within named bargainor, a corporation, and he as such Asst. Vice-President, being authorized to do so, executed the foregoing instrument for the purposes therein contained by signing the name of the foregoing corporation by the said Asst. Vice-President.

WITNESS my hand and official seal at office this 11 day of July, 2014

Theresa E. Wright
Notary Public

THERESA E. WRIGHT STATE OF TENNESSEE NOTARY PUBLIC KNOX COUNTY

My Commission Expires: 4-2-17

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is **$69,500.00.**

Linda K. Hunt
Affiant

Subscribed and sworn before me, this 5th day of ~~July~~ August, 2014.

Jamie L. Taylor
Notary Public

My Commission Expires: 3-7-2017

DGM File #71735

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY