BILL GARRETT, Davidson County
Trans:T20140065692 DEEDWARRSP
Recvd: 09/04/14 09:26 2 pgs
Fees:13.00 Taxes:403.30
20140904-0080802

Prepared By & Return To:
Clarity Title, LLC
100 Hazel Path, Suite C
Hendersonville, TN 37075

LYNNE WARD
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 109,000

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 25th DAY OF August, 2014.

Notary Public

Commission Expiration: 2/28/17

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Stephanie D. King 304 May Drive Madison, TN 37115	Stephanie King 304 May DR Madison TN 37115	04306007700

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,

Trustmark National Bank

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Stephanie D. King, a single woman

HEREINAFTER CALLED THE GRANTEE, HER HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being part of Lot No. 14 on the Plan of Anderson Estates, of record in Book 1130, Page 37, Register's Office for Davidson County, Tennessee, and being identified as Lot No. 55 on the Revised Plan of said Subdivision, not of record, described as follows:

Beginning on the Easterly margin of May Drive, 130 feet North of the Northerly margin of Roosevelt Drive; thence Eastwardly 174 feet along the Northerly line of property by an instrument of record in Book 2300, Page 463, said Register's Office to the Westerly line of Lots Nos. 40 and 41 Northwardly 120 feet; thence Westwardly 174 feet to the Easterly margin of May Drive; thence with said Drive, 120 feet to the beginning.

Being the same property conveyed to William King, Jr., a married man and Monterrica Blake, a married woman, joint tenants from Mark Hamilton, a married man by deed dated 07/18/2008 filed for record on 08/01/2008 in Instrument No.20080801-0079437, in the Register's Office for Davidson County, Tennessee.

Wilson and Associates, PLLC was named as Successor Trustee in Instrument No. 20140425-0035128.

Being the same property conveyed to Trustmark National Bank from Wilson and Associates, PLLC by deed dated 05/28/2014 filed for record on 06/14/2014 in Instrument No. 20140604-0048113, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 304 May, Madison, TN 37115.

The GRANTOR makes no representation or warranty of any kind whatsoever regarding the condition, merchantability, use, or any other matter involving the land or any improvements conveyed herein, except as to title and then only as expressly set forth herein, the Grantee acquires said land and improvements in an "AS IS" condition.

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 and assigns forever; and we do covenant with the said GRANTEES that we 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and

forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 25 day of August, 2014.

Trustmark National Bank

By: AVP
Austin Adams
Title: Assistant Vice President

STATE OF ~~TENNESSEE~~ MISSISSIPPI
COUNTY OF Hinds

Personally appeared before me, a Notary Public in and for said County and State, personally appeared AUSTIN ADAMS, with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Asst Vice President of Trustmark National Bank, the within named bargainor, a corporation, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as AVP.

Witness my hand and official seal at office this 25th day of August, 2014.

Darlene Johnson
Notary Public

Commission Expiration: Aug. 31, 2018

STATE OF MISSISSIPPI
DARLENE JOHNSON
NOTARY PUBLIC
ID No. 96960
MY COMMISSION EXPIRES
AUG. 31, 2018
HINDS COUNTY