BILL GARRETT, Davidson County
Trans:T20140075804 DEEDWARRSP
Recvd: 10/07/14 13:58 3 pgs
Fees:18.00 Taxes:481.00
20141007-0092991

This instrument prepared by:
Benchmark Title Company
110 Public Square - P.O. Box 747
Lafayette, Tennessee 37083

SPECIAL WARRANTY DEED

RESPONSIBLE TAXPAYER(S) AND OWNER(S)
Lynda F. Beach
5612 Murphywood Xing
Antioch, TN 37013

MAP/PARCEL: 164-13-0-134.00

FOR AND IN CONSIDERATION of One Hundred Thirty Thousand and 00/100 ($130,000.00) DOLLARS, cash in hand paid by the Grantee to the Grantor, the receipt and sufficiency of which are hereby acknowledged in full, ***Don Traylor, as Sr. Vice-President of Liberty State Bank, a branch of Citizens Bank, Lafayette, Tennessee,*** has bargained and sold, and by these presents do transfer and convey unto, ***Lynda F. Beach,*** her heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 124 on the Plan of the Final Plat of Asheford Crossing, Section Three, a Planned Unit Development, of record in Plat Book 9700, Page 545, in the Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Liberty State Bank by Trustee's Deed from Roy Nelson Pugh, Trustee, of record in Instrument No. 20130312-0024236, Register's Office for Davidson County, Tennessee, dated February 19, 2013, recorded March 12, 2013.

Subject to all matters shown on the Plan of record in Plat Book 9700, Page 545, Register's Office of Davidson County, Tennessee.

Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Declaration of Restrictive Covenants for Asheford Crossing of record in Book 9651, Page 900; Book 9980, Page 482; Book 10301, Page 180; Book 10640, Page 941; Book 10353, Page 575; Book 10717, Page 97; Book 11455, Page 769; and Instrument No. 20001018-0103441, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

Charter of Asheford Crossing Homeowners Association, Inc. of record in Book 9651, Page 895, in the Register's Office for Davidson County, Tennessee.

By-Laws of Asheford Crossing Homeowners Association, Inc. of record in Book 9651, Page 925, in the Register's Office for Davidson County, Tennessee.

Subject to rights of others in and to the common areas and/or elements.

Possession with deed.

2014 taxes shall be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***Lynda F Beach***, her heirs and assigns, forever. And **Liberty State Bank, a branch of Citizens Bank,** does covenant with the said, ***Lynda F. Beach*** that it is lawfully seized and possessed of said land in Fee Simple; has a good right to convey it and the same is unencumbered, except for applicable building and zoning regulations, all visible easements, and any restrictions of record.

And Liberty State Bank, a Branch of Citizens Bank does further covenant and bind its assigns and representatives, to warrant and forever defend the title to said land to the said ***Lynda Beach,*** her heirs and assigns, against the lawful claims of all persons whomsoever. **The warranties passing to grantee hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.**

WITNESS MY HAND, this 3rd day of October, 2014.

LIBERTY STATE BANK, a branch of CITIZENS BANK, Lafayette, TN

Don Traylor, Sr. Vice-President

STATE OF TENNESSEE
COUNTY OF MACON

Before me, a Notary Public in and for said State and county, personally appeared ***Don Traylor***, with whom I am personally acquainted, and who, upon oath acknowledged himself to be the Sr. Vice-President of ***Liberty State Bank, a branch of Citizens Bank,*** the within named bargainor, a corporation, and that he as Sr. Vice-President being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Sr. Vice-President.

Witness my hand and official seal at office in Lafayette, Tennessee, this the 3rd day of October, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 5/20/15

JULIE L. JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

AFFIDAVIT

I, or we, hereby swear or affirm that the actual consideration for this transfer or value of the property transferred whichever is greater is **$130,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary sale.

Lynda F. Beach
AFFIANT

Subscribed and sworn to before me this 3rd day of October, 2014.

Julie L. Jones
REGISTER OR NOTARY

JULIE L. JONES
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF MACON

MY COMMISSION EXPIRES: 5/20/15

jlj/RE-14101 Citizens Bank to Lynda Beach deed