BILL GARRETT, Davidson County
Trans:T20140079607 DEEDWARRSP
Recvd: 10/22/14 10:58 2 pgs
Fees:13.00 Taxes:481.00
20141022-0097424

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)
Adams Auto Sales, LLC
3031 Nolensville Rd.
Nashville, TN 37211

MAP & PARCEL: 149-16-0-037.00

FOR AND IN CONSIDERATION of ONE HUNDRED THIRTY THOUSAND & 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, ***Liberty State Bank,*** has bargained and sold, and by these presents do transfer and convey unto, ***Adams Auto Sales, LLC,*** its representatives and assigns, a certain tract or parcel of land in the Civil District of Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Lot No. 10 on the Plan of Hickory Ridge Subdivision of record in Plat at Instrument No. 20000209-0013329, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Liberty State Bank, by trustee's deed, dated 2/19/13, recorded 3/12/13 in Instrument #20130312-0024234, Register's Office for Davidson County, Tennessee.

This property is also known as 1709 Hickory View Court, Antioch, TN 37013.

2014 taxes will be prorated.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title, and interest thereto belonging to, ***Adams Auto Sales, LLC,*** its representatives and assigns, forever. And **Liberty State Bank** does covenant with the said, ***Adams Auto Sales, LLC,*** 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 does further covenant and bind its assigns and representatives, to warrant and forever defend the title to said land to the said, ***Adams Auto Sales, LLC,*** its representatives and assigns, against the lawful claims of all persons whomsoever. **The warranties passing to grantees 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 15th day of October, 2014.

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

Joe Carter, President

STATE OF TENNESSEE
COUNTY OF MACON

Before me, a Notary Public in and for said State and county, personally appeared ***Joe Carter***, with whom I am personally acquainted, and who, upon oath acknowledged himself to be the ***President of Liberty State Bank, a branch of Citizens Bank, Lafayette, Tennessee,*** the within named bargainor, a banking corporation, and that he as 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 President.

Witness my hand and official seal at office in Lafayette, Tennessee, this the 15Th day of October, 2014.

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/24/18

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.

AFFIANT

Subscribed and sworn to before me this 17th day of October, 2014.

REGISTER OR NOTARY

MY COMMISSION EXPIRES: 8-15-15

LORI T. WOMBLE
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

RE-14161 WD Liberty State Bank to Adams Auto Sales LLC