BILL GARRETT, Davidson County
Trans:T20140096175 DEEDWARRSP
Recvd: 12/23/14 15:21 3 pgs
Fees:18.00 Taxes:4625.00
20141223-0117630

This instrument prepared by:
PROCHASKA QUINN
& FERRARO, P.C. (JRP)
401 Church Street, Suite 2600
Nashville, TN 37219

Address New Owner:	**Send Tax Bills To:**	**Map-Parcel Numbers:**
Mark Stevens Realty Group, LLC Attn: Mark Finkelstein 9571 Liberty Church Rd Brentwood, Tennessee 37027	SAME	159-06-0A-011.00-CO

SPECIAL WARRANTY DEED

As of the 23rd day of December, 2014, for and in consideration of the sum of ten dollars cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations the receipt and sufficiency of which are hereby acknowledged, Clayton Bank and Trust, hereinafter called the Grantor, has bargained and sold, and by these presents does transfer and convey unto Mark Stevens Realty Group, LLC, a Florida limited liability company, hereinafter called the Grantee, that certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot(s) 11, as shown on the map entitled Richland Woods Subdivision, Cluster Lot Development, of record in Instrument No. 20051128-0142574, 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 CLAYTON BANK AND TRUST, A TENNESSEE BANK, by deed from JOSEPH R. PROCHASKA, SUBSTITUTE TRUSTEE, of record in Instrument No. 20140805-0070116, dated July 3, 2014, said Register's Office.

Property Address: 1415 Richland Woods Lane, Brentwood, TN 37027

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, its successor and assigns forever; and Grantor does covenant with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple; has a good right to convey it; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its successors and assigns, against the lawful claims of all persons claiming by and through the Grantor, but not otherwise.

WITNESS the signature of the Grantor, Clayton Bank and Trust, on this the day and date first above written.

CLAYTON BANK AND TRUST

By: _____
Name: Brent C. Ball
Title: Chief Lending Officer

STATE OF TENNESSEE
COUNTY OF KNOX

Before me, Rachel Lay, a Notary Public of the State and County aforesaid, personally appeared Brent C. Ball, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Chief Lending Officer of Clayton Bank and Trust, the within named bargainor, a corporation, and that he as such Chief Lending Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Chief Lending Officer.

WITNESS my hand and seal, at office, in Knox County, Tennessee, this the 22 day of December, 2014.

Rachel Lay
Notary Public

My Commission Expires: 5/1/2016

RACHEL LAY
STATE OF TENNESSEE NOTARY PUBLIC
KNOX COUNTY

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration for this transfer or value of the property (whichever is greater) is $1,250,000.00.

Affiant

Sworn to and subscribed before me, this the 23rd day of December, 2014.

Notary Public

My Commission Expires:

March 6, 2016

ASHLEY JONES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAR. 8, 2016