BILL GARRETT, Davidson County
Trans:T20150001003 DEEDWARRSP
Recvd: 01/06/15 10:35 3 pgs
Fees:18.00 Taxes:266.40
20150106-0001221

This Instrument Was Prepared By & Return To:
Gregory S. Perrone, PC
109 Westpark Drive, Suite 330
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

Address New Owner(s):	**Send Tax Bills To:**	**Map-Parcel #:**
Gmartz Homes, LLC 2020 Fieldstone Pkwy., Suite 900-176 Franklin, TN 37069	New Owners	148-13-0-117.00

FOR AND IN CONSIDERATION OF THE SUM OF Ten Dollars ($10.00) cash in hand paid and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **BancorpSouth Bank, a Mississippi corporation** (GRANTORS), have this day bargained and sold and hereby transfer and convey to **Gmartz Homes, LLC, a Tennessee limited liability company** (GRANTEES), certain real property in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot(s) 51, as shown on the map entitled Map of Fairlane Park, of record in Book 2331, page 108, 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 WILLIAM M. FERGUS AND WIFE, ANN F. FERGUS, by deed from JAMES E. PITTS AND WIFE, GLEENA C. PITTS, of record in Book 4348, page 253, dated July 2, 1969, said Register's Office. The said William F. Fergus having since died. ANN F. FERGUS furthered conveyed her interest into ANN M. FERGUS, UNMARRIED, of record in Instrument No. 20030403-0044119, dated March 26, 2003, said Register's Office. ANN M. FERGUS, UNMARRIED, further conveyed to ANN M. FERGUS (1/3 INTEREST), AND TINA MARIE FUHRER (1/3 INTEREST) AND ROGER ALLEN FERGUS (1/3 INTEREST), ALL AS JOINT TENANTS WITH RIGHTS OF SURVIVORSHIP, of record in Instrument No. 20060228-0022966, dated February 21, 2006, said Register's Office. The said Ann M. Fergus having since died on or about December 6, 2006. TINA MARIE FUHRER AND ROGER ALLEN FERGUS further conveyed their interest into JAMES A. HALL, MARRIED, of record in Instrument No. 20080103-0000428, dated December 31, 2007, said Register's Office. Deed in Lieu of Foreclosure devised property to BANCORPSOUTH BANK, A MISSISSIPPI CORPORATION, of record in Instrument No. 20140722-0064995, dated July 15, 2014, said Register's Office.

This is improved property known as 5004 Crosby Ln., Nashville, TN 37211.

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said Grantees, their heirs, and assigns, forever; and Grantors do covenant with Grantees that they are lawfully seized and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, except as shown on Exhibit A attached hereto; and Grantors do further covenant and bind themselves, their heirs and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise.

IN WITNESS WHEREOF, Grantor(s) have executed this instrument or have caused this instrument to be executed on this 31st day of December, 2014.

BancorpSouth Bank, a Mississippi corporation

By: _____
Kenneth Farmer, President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority, a Notary Public within and for the State and County aforesaid, personally appeared Kenneth Farmer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath acknowledged himself to be the President of BancorpSouth Bank, a Mississippi corporation, the within named bargainor, a corporation, and that he as such President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Kenneth Farmer as President.

Witness my hand, at office, this 31st day of December, 2014.

_____
Notary Public
My Commission Expires: 09-19-2016

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration for this transfer or value of property (whichever is greater) is $72,000.00.

_____
Affiant

Subscribed and sworn to before me, this 31st day of December, 2014.

_____
Notary Public
My commission expires: 09-19-2016

KRISTEN JACOBY STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Exhibit A
Permitted Exceptions

1. General or special taxes and assessments required to be paid in the year 2015 and subsequent years for Map-Par. 148-13-0-117.00.

2. Matters shown on the Plan of record in Book 2331, page 108, said Register's Office.