This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Suite 115
Brentwood, TN 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Robert S. Hite		
2121 Westwood Dr.	New Owner	11902007400
Nashville, TN 37204		

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Citizens Tri-County Bank** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Robert S. Hite** (the "Grantee"), his heirs and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

Land in Davidson County, Tennessee, being Lot No. 25 on the Plan of Crescent Heights, of record in Plat Book 2331, page 106, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for more complete description.

Being a portion of the same property conveyed to Citizens Tri-County Bank by Successor Trustee's Deed from Darlene T. Marsh, Successor Trustee, dated and recorded February 1, 2013, in Instrument No. 20130201-0010793, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: The exceptions to title listed on the attached Exhibit "A" which is incorporated herein by reference.

This is (X) IMPROVED property known as **131 Stirton Road, Nashville, TN 37210**.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20150015044 DEEDWARRSP
Recvd: 03/02/15 13:10 3 pgs
Fees:18.00 Taxes:188.26
20150302-0017785

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this ____day of _____, 2015.

CITIZENS TRI-COUNTY BANK

BY: _____
John V. Barker, President and CEO

STATE OF TENNESSEE
COUNTY OF Sequatchie

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared John V. Barker, 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 and CEO of Citizens Tri-County Bank, the within named bargainor, and that he as such President and CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such officer.

Witness my hand and official seal at office in Dunlap, Tennessee, on this 26 day of February, 2015.

My commission expires: 11.29.2015

Angela C. Turner
Notary Public

ANGELA C. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
SEQUATCHIE COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $50,880.00.

Robin Edwards
Affiant

Subscribed and sworn to before me this 27th day of February, 2015.

Kim Murray
Notary Public

My Commission Expires: 3/25/18

KIM MURRAY
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Exhibit "A"

1. Subject to all matters shown on the Plan of record in Plat Book 2331, page 106, Register's Office for Davidson County, Tennessee.

2. Restrictions of record in Book 2495, page 513, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

3. Easement Deed to U.S. Spring Communications Co. of record in Instrument Number 20140114-003779, Register's Office for Davidson County, Tennessee.

4. Easement for sanitary sewers/storm drainage of record in Book 4337, page 347, Register's Office for Davidson County, Tennessee.

5. 2015 Davidson County taxes which have been prorated and assumed by Grantee.