BILL GARRETT, Davidson County
Trans:T20150024903 DEEDWARRSP
Recvd: 04/06/15 11:25 3 pgs
Fees:18.00 Taxes:50.99
20150406-0029504

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 |
|---|---|---|
| L.C. Anderson, Trustee of the L.C. Anderson Living Trust | | |
| 408 Leake Ave Nashville, TN 37205 | New Owner | 08110023900 |

## 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 **L.C. Anderson, Trustee of the L.C. Anderson Living Trust** (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. 382 on the Plan of J. M., T. J. and G. W. Harding's Plan of record in Plat Book 21, Page 80, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 382 fronts 50 feet on the westerly side of 23rd Avenue North and runs back between parallel lines, with the northerly margin of an alley, 189 feet to an alley in the rear.

Being the same property conveyed to Southeast Investments, LLC by quitclaim deed from Eaton Family Properties of record in Instrument No. 20060103-0000715 Register's Office for Davidson County, Tennessee, dated 01/03/2006 and recorded on 01/03/2006.

Being part of the property conveyed to Citizens Tri-County Bank by Successor Trustee's deed from Darlene T. Marsh, Successor Trustee of record in Instrument No. 20130201-0010793 Register's Office for Davidson County, Tennessee, dated 02/01/2013 and recorded on 02/01/2013.

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 1707 23rd Avenue N, Nashville, TN 37208.

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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 31 day of March, 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 31 day of March, 2015.

My commission expires: 2-21-2017 _____
Notary Public

SUMMER M. GHOLSTON
STATE OF TENNESSEE NOTARY PUBLIC
MARION COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $13,780.00.

_____
Affiant

Subscribed and sworn to before me this 1st day of April, 2015.

_____
Notary Public

My Commission Expires: 10/14/16

SAMUEL F. ANDERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Exhibit "A"

1. Subject to all matters shown on the Plan of record in Plat Book 21, page 80, Register's Office for Davidson County, Tennessee.

2. 2015 Davidson County taxes which have been prorated and assumed by Grantee.