Davidson County DEEDWARR
Recvd: 03/10/09 11:05 3 pgs
Fees:18.00 Taxes:1840.20
20090310-0021508

This instrument prepared by:

Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, Tennessee 37072

WINDMILL TITLE, LLC
7103 BAKER BRIDGE AVE., STE 103
BRENTWOOD, TN 37027
PHONE: 615-613-0483

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
TED B. CLARK		MAP 117-04 GROUP E PARCEL 1.00 CO
1807 Rosewood Ave. Nahsville, TN 37212	~~Pinnacle Bank~~ Capital mortgage finance corp 6310 Stevens Forest Rd Columbia, MD 21046	

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $$497,350.00.

LARRY D. CRAIG NOTARY PUBLIC AT LARGE CHEATHAM COUNTY, TENN.

AFFIANT

Subscribed and sworn to before me this the 27th day of February 2009.

NOTARY PUBLIC

My Commission Expires: 12-21-2011

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable considerations, the receipt of which is hereby acknowledged, **PINNACLE NATIONAL BANK,** hereinafter called the GRANTOR, has bargained and sold, and by these presents do transfer and convey unto **TED B. CLARK, UNMARRIED,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land in **Davidson**, Tennessee, described as follows, to wit:

SEE EXHIBIT 'A' ATTACHED HERETO AND INCORPORATED HEREIN FOR A COMPLETE LEGAL DESCRIPTION

THIS IS IMPROVED PROPERTY KNOWN AS: 1807 ROSEWOOD AVENUE, NASHVILLE, TN 37212

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, his heirs, successors and assigns, forever.

GRANTOR further covenant and binds themselves, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, his heirs, representatives and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, GRANTOR has executed this Special Warranty Deed on the 27th day of February 2009.

PINNACLE NATIONAL BANK

BY: _____
JASON WEST

TITLE: Asst Exec

CTS\SPEC-WD.WPD

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, a Notary Public in and for said County and State, the within named JASON WEST, Area Executive of PINNACLE NATIONAL BANK, A BANKING CORPORATION, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Area Executive of PINNACLE NATIONAL BANK, A BANKING CORPORATION, and is authorized by same to execute this instrument on its behalf.

Witness my hand and official seal, this 27th day of February, 2009.

NOTARY PUBLIC

My Commission Expires: 12-21-2011

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

CTS\SPEC-WD.WPD

EXHIBIT A

Situated in Davidson County, Tennessee, being Unit A on the Plan of Wildwood Townhomes, a Horizontal Property Regime, created under Title 66, Section 27-101, et seq. as amended, Tennessee Code Annotated, attached as Exhibit "B" to the Declaration of Covenants, Conditions and Restrictions of record in Instrument No. 20061009-0125162, Register's Office for Davidson County, Tennessee.

Subject to rights of others (Unit B) in and to common areas and/or elements and interest in adjoining owners to any party wall.

Being the same property conveyed to Pinnacle National Bank by Deed in Lieu of Foreclosure from John A. Dace of record in Instrument No. 20090129-0007598, Register's Office for Davidson County, Tennessee.

This is the same legal description as on the previous deed of record.

This conveyance is subject to any and all existing restrictions, setbacks, zoning regulations, covenants, conditions and easements of record as may affect the afore described tract of land.