BILL GARRETT, Davidson County
Trans:T20090047364 DEEDWARR
Recvd: 07/14/09 14:52 2 pgs
Fees:13.00 Taxes:462.50
20090714-0065948

THIS INSTRUMENT PREPARED BY:
BOTTORFF & KAVIN, PLC
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

****

Address New Owner:	Send Tax Bills To:	Map-Parcel
David Childers etal	SAME	142-14C-7CO
2017 Pointe Barton Drive		142-14C-8CO
Lebanon, TN 37087		

****

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I hereby swear or affirm that the actual consideration or true value of this transfer, whichever is greater, is $25,000.00

Affiant

Subscribed and sworn to before me this 29 day of June, 2009

Notary Public

My Commission Expires: 8-9-09

M. L. HICKERNELL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TENN.

****

FOR AND IN CONSIDERATION of Ten & No/100 Dollars ($10.00), cash in hand paid and other good and valid consideration, the receipt and sufficiency of which is hereby acknowledged, Reliant Bank ("Grantor") by these presents does hereby transfer, sell and convey to David Childers, married and James Thorpe, married ("Grantee"), its successors and assigns, all interest, right and title in and to certain real property located in Davidson County, State of Tennessee, more particularly described as follows, to-wit:

Land in Davidson County, Tennessee, being Unit No. 3A & 3B on the Plan of McPherson Place Townhomes, as shown on the Collective Exhibit C to the Declaration of Covenants, Conditions and Restrictions of McPherson Place Townhomes, a Horizontal Property Regime with Private elements of record in Instrument No.20060601-0064701, Register's Office, Davidson County, Tennessee, to which exhibit reference is made for a more complete legal description.

Being the same property conveyed to Reliant Bank, by deed from Peter Weiss, Successor Trustee, of record in Instrument no. 20090306-0020372, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2009 and subsequent years.

This is **improved** property known as **600 McPherson A & B, Nashville, TN 37221.**

TO HAVE AND TO HOLD the said property, with the appurtenances, estate, title and interest thereto belonging to the Grantee, its successors and assigns, forever.

AND Grantor does hereby covenant with the Grantee that it is lawfully seized and possessed of the said land in fee simple, has a good right to convey it, and the same is unencumbered.

AND Grantor does further covenant and bind it and its successors and assigns, to warrant and forever defend the title to said real property to the Grantee, it successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

IN WITNESS WHEREOF, The Grantor has caused this instrument to be executed on this the 29 day of JUNE, 2009.

GRANTOR:
Reliant Bank

By: John R. Wilson EVP

STATE OF TN
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, JOHN R. WILSON, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence) and who acknowledged that he is the EVP-RELIANT BANK and as such EVP he has the authority to execute this Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this 29 day of JUNE, 2009.

Karen Matlock
Notary Public

My Commission Expires: 9-19-09

KAREN MATLOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT 19, 2009