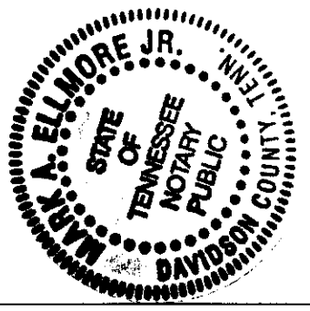
WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $325,000.00

Scott L. Hopkins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF NOVEMBER, 2009.

Notary Public

MY COMMISSION EXPIRES: May 22, 2010.
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Mark A. Ellmore, Attorney at Law, 1909 Lebanon Road, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott L. Hopkins	Pinnacle National Bank	64-10-3.00
(NAME)	(NAME)	
100 Fields Dr	211 Commerce Street, Suite 300	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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, WE,

The Estate of Bobbie J. Gann,

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Scott L. Hopkins, unmarried,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN WILSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

See Attached Exhibit "A"

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

unimproved ☐
This is improved ☒ property, known as 100 Fields Drive, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 2nd day of November, 2009.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Gary W. Gann, Heir

Glenda G. Page - Heir
Glenda G. Gann, n/k/a Glenda G. Page, Heir

The Estate of Bobbie J. Gann

By: Gina C. Gann - Executrix
Gina C. Gann Executrix

Gina C. Gann - Heir
Gina C. Gann, Heir

BILL GARRETT, Davidson County
Trans: T20090075508 DEEDWARR
Recvd: 11/05/09 09:58 3 pgs
Fees: 18.00 Taxes: 1202.50
20091105-0102264

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gina C. Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Executrix of the Estate of Bobbie J. Gann, the within named bargainor, , and that he/she as such Executrix executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Executrix.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of November, 2009.

Commission expires: May 22, 2010

Mark A. Ellmore, Jr. Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gina C. Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Heir of the Estate of Bobbie J. Gann, the within named bargainor, , and that he/she as such Heir executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Heir.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of November, 2009.

Commission expires: May 22, 2010

Mark A. Ellmore, Jr. Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Gary W. Gann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Heir of the Estate of Bobbie J. Gann, the within named bargainor, , and that he/she as such Heir executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Heir.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of November, 2009.

Commission expires: May 22, 2010

Mark A. Ellmore, Jr. Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, a Notary Public of said County and State, personally appeared Glenda G. Gann, n/k/a Glenda G. Page, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Heir of the Estate of Bobbie J. Gann, the within named bargainor, , and that he/she as such Heir executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Heir.

Witness my hand and official seal at Nashville, Tennessee this 2nd day of November, 2009.

Commission expires: May 22, 2010

Mark A. Ellmore, Jr. Notary Public

Witness my hand and official seal at Nashville, Tennessee this 2nd day of November, 2009.

Commission expires: May 22, 2010

Mark A. Ellmore, Jr. Notary Public

EXHIBIT "A"

LAND LOCATED IN THE CITY OF LAKEWOOD, 11TH COUNCILMANIC DISTRICT, NASHVILLE, DAVIDSON COUNTY, TENNESSEE AT THE SOUTHEAST INTERSECTION OF FIELDS DRIVE AND OLD HICKORY BOULEVARD, SAID LAND BEING A PORTION OF THE CHARLES E. GANN, ET UX LAND RECORDED IN BOOK 3801, PAGE 464 R.O.D.C., TN. DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 6-25-09 BY CAMPBELL, McRAE & ASSOCIATES, SURVEYING, INC. (JOHN HOOD, TN. R.L.S.#1838) AS FOLLOWS:

BEGINNING AT AN IRON ROD (NEW) ON THE SOUTHERLY MARGIN OF FIELDS DRIVE (50 FOOT WIDE R.O.W.), SAID ROD BEING THE SOUTHWEST CORNER OF LOT 8, JACKSON ACRES (BOOK 3500, PAGE 107 R.O.D.C., TN.) OWNED BY CHARLES E. GANN (BOOK 3801, PAGE 464 R.O.D.C., TN.); THENCE LEAVING SAID EASTERLY MARGIN WITH SAID GANN
S 82°33'56" E 268.13 FEET TO AN IRON ROD (NEW) IN THE WESTERLY LINE OF LOT 22, BRANDYWINE PLACE (BOOK 6250, PAGE'S 327 & 328 R.O.D.C., TN.); THENCE
S 04°52'42" W 49.17 FEET TO AN IRON ROD (OLD) IN THE WESTERLY LINE OF LOT 21 OF SAID BRANDYWINE PLACE; THENCE WITH THE WESTERLY LINE OF LOTS 20, 19, 18 & 17 OF SAID BRANDYWINE PLACE
S 05°00'15" W 454.94 FEET TO AN IRON ROD (NEW); THENCE
S 66°12'22" W 59.24 FEET TO AN IRON ROD (NEW) ON THE EASTERLY MARGIN OF OLD HICKORY BOULEVARD (80 FOOT WIDE R.O.W.); THENCE WITH SAID EASTERLY MARGIN
N 34°07'55" W 522.51 FEET TO AN IRON ROD (NEW) AT THE MOST SOUTHERLY R.O.W. RETURN OF SAID FIELDS DRIVE; THENCE WITH A CURVE TO THE RIGHT WITH A RADIUS OF 25.00 FEET A CHORD BEARING & DISTANCE OF N 11°03'37" E 35.47 FEET FOR AN ARC LENGTH OF 35.47 FEET TO AN IRON ROD (NEW) IN THE SOUTHERLY MARGIN OF SAID FIELDS DRIVE; THENCE WITH SAID SOUTHERLY MARGIN
N 56°15'10" E 75.12 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE LEFT WITH A RADIUS OF 245.80 FEET A CHORD BEARING & DISTANCE OF N 47°19'18" E 76.32 FEET FOR AN ARC LENGTH OF 76.63 FEET TO THE POINT OF BEGINNING CONTAINING 131999.08 SQ. FT. OR 3.03 ACRES MORE OR LESS.

Being part of the same property conveyed to Charles E. Gann and wife, Bobbie B. Gann recorded in Book 3801, Page 464, Register's Office for Davidson County, Tennessee. Charles E. Gann predeceased Bobbie B. Gann on August 1, 2000 as evidenced by a Certificate of Death on file with the Office of Vital Records for the State of Tennessee. Bobbie B. Gann died testate on November 11, 2005 and her Last Will and Testament was probated as Docket No. 05P-1767 in the Probate Court of Davidson County, Tennessee, in which her heirs are identified as Gary W. Gann, Gina C. Gann, and Glenda G. Gann, equally, each one-third, with Letters of Administration identifying Gina C. Gann as her Executrix. Bobbie B. Gann and Bobbie J. Gann being one and the same person. Warranty Deed was dated June 25, 1964 and recorded on August 14, 1964.