Address New Owner(s)	Send Tax Bills To:	Map-Parcel Number(s)
Scott L. Shaw 109 Holiday Drive Madison, TN 37115	New Owner	063-02-0-142.00

THIS INSTRUMENT PREPARED BY:
TrustLand Title & Escrow, LLC.
1529 Hunt Club Blvd, Suite 300
Gallatin, Tennessee 37066

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is **$17,600.00**

Affiant

BILL GARRETT, Davidson County
Trans:T20100046735 DEEDWARRSP
Recvd: 07/30/10 10:51 3 pgs
Fees:18.00 Taxes:65.12
20100730-0059781

Subscribed and sworn to before me, this the 29th day of July, 2010.

Notary Public

TINA HAWKINS STATE OF TENNESSEE NOTARY PUBLIC COUNTY SUMNER

My Commission Expires: 01/30/2012
(Affix Seal)

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 of which is hereby acknowledged, **First State Bank, ("Grantor")**, has this day bargained and sold, and does hereby bargain, sell, transfer and convey unto **Scott L. Shaw, an unmarried man ("Grantee")**, it successors and assigns, certain tracts or parcels of land in **Davidson** County, Tennessee, described as follows, to wit:

Being Lot No. 22 on the map of Nawakwa Hills, as of record in Book 843, page 36 and 37, of the Register's Office for Davidson County, Tennessee.

Said Lot Nos. 21 and 22 and northerly half of Lot No. 23 adjoin and front together 250 feet on the easterly side of Pawnee Trail and run back on the northerly line 268 feet and on the southerly line 290 feet, more or less to a broken deadline upon which the measure 280 feet, more or less.

Being a part of the same property conveyed to First State Bank, by Substitute Trustee's Deed from Stephen L. Hughes, Substitute Trustee, dated January 9, 2009, of record in Instrument No. 20090122-0005434; as corrected by Affidavit of Scrivener's Error of record in Instrument No. 20100722-0057404, Register's Office for Davidson County, Tennessee.

This is ☐ Improved OR ☒ Unimproved property located at: **Lot# 22 Nawakwa Hills, Pawnee Trail, Madison, TN 37115**

Said property is conveyed subject to the matters described on Exhibit B attached hereto.

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

Grantor covenants and binds itself and its representatives to warrant and forever defend the title to said land to Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through and under Grantor (other than claims arising out of matter set for on Exhibit B), but not further or otherwise.

IN WITNESS WHEREOF, Grantor has executed this instrument on this **29th** day of **July, 2010.**

First State Bank

By: **James K. Wyatt**
It's: **Assistant Vice President**

STATE OF TENNESSEE

COUNTY OF TIPTON

Before me, the undersigned of the State and County mentioned, personally appeared **James K. Wyatt** with whom I personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be the **Assistant Vice President** of **First State Bank,** the within named bargainor, a Banking Institution, and that such **James K. Wyatt**, executed the foregoing instrument for the purposed therein contained, by personally signing the name of the banking institution as **Assistant Vice President.**

Witness my hand and Seal at office on the **29th** day of **July, 2010.**

Notary Public

DEBBIE M WHITE
STATE OF TENNESSEE NOTARY PUBLIC
TIPTON COUNTY

My Commission Expires: 12-22-13

EXHIBIT B

Permitted Exceptions

1. Property taxes for the year 2010, a lien not yet due and payable. Said taxes have been prorated between the parties as of the date of this instrument, with the GRANTORS paying their prorated share thereof to GRANTEES who will be responsible for payment of said taxes.

2. Subject to any and all zoning regulations, building restrictions, setback lines, if any, and easements and rights of way for public utilities applicable to this property.

3. Subject to all matters shown on the Plan of record in Plat Book 843, Pages 36 & 37, Register's Office for Davidson County, Tennessee.

4. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Book 871, Page 229, Book 1104, Page 569 and Book 1108, Page 388, Register's Office for Davidson County, Tennessee.

5. Subject to the flow of any creeks, streams, or branches across subject property.

6. Rights of the upper and lower riparian owners to the free and unobstructed flow of the water of any rivers, creeks, or streams without diminution or pollution and the consequence of any past or future change in the location of any rivers, creeks or streams.

7. Rights of the upper and lower riparian owners in and to the waters of crossing or adjoining the property, and the natural flow thereof, free from diminution or pollution.