BOX 10-A

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100066747 DEEDWARRSP
Recvd: 10/21/10 10:18 2 pgs
Fees:13.00 Taxes:962.00
20101021-0084295

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, ~~WHICHEVER~~ IS GREATER, FOR THIS TRANSFER ~~IS~~ $260,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF OCTOBER, 2010.

Notary Public

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bruce Peery	New Owner	82-5-164 Tract II
(NAME) 407 31st Avenue South	(NAME)	82-5-145 Tract I
(ADDRESS) Nashville, TN 37212	(ADDRESS)	
(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, **GREENBANK, A TENNESSEE BANKING CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRUCE PEERY**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

TRACT I:

Land in Davidson County, Tennessee, being Lot No. 112 on the Plan of McGavock City Park Property of record in Plat Book 57, page 101, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

TOGETHER WITH AN ALLEY CLOSING IN ORDINANCE NOS. 76-82 AND BL2007-7 FILED WITH THE METROPOLITAN COUNTY CLERK'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

TRACT II:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Resubdivision of McGavock City Park Lots 113-121, recorded in Plat Book 7900, page 586, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.

Being the same property conveyed to GreenBank by deed from A.J. Sharenberger, III, Successor Trustee, of record as Instrument No. 20100416-0028755, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: (a) 2010 Metro taxes, which have been paid; (b) Subject to all matters as set forth on the Plan of record in Plat Book 57, page 101, Register's Office of said County. Tract I; (c) Subject to all matters as set forth on the Plan of record in Plat Book 7900, page 586, Register's Office of said County. Tract II; (d) Easement of record in Book 10143, page 60, Register's Office of said County; and (e) Easement for Water Line and Maintenance of record as Instrument No. 20010130-0009139, Register's Office of said County. Tract II

unimproved ☐

This is improved ☒ property, known as 101 & 101A Van Buren Street, Nashville, TN 37208

(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 GRANTEE, his heirs and assigns forever.

Grantor does covenant with the said GRANTEE that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantee, his heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

Witness my hand this 20th day of October, 2010.

GreenBank,
a Tennessee banking corporation

By: _____ AVP
Terry R. Polman, Assistant Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Terry R. Polman, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Assistant Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal at Nashville, Tennessee this 20th day of October, 2010

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

Notary Public