STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $400,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 13th DAY OF January, 2011

Notary Public
MY COMMISSION EXPIRES:
File No. 10-1816D

WILLIAM TIMOTHY HILL NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

My Commission Expires SEPT. 3, 2012

After Recording RETURN TO:
Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072-2027

BILL GARRETT, Davidson County
Trans:T20110004495 DEEDWARR
Recvd: 01/24/11 09:44 2 pgs
Fees:13.00 Taxes:1480.00

20110124-0006332

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Jason E. Pharris, married (NAME)	Pinnacle National Bank (NAME)	64-3-B-86CO
1213 Pointe Place (STREET ADDRESS)	150 3rd Ave S, Ste 900 (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Nashville TN 37201 (CITY) (STATE) (ZIP)	

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 HEREBYACKNOWLEDGED, WE, **Kenneth G. Blackburn and M. Tenae Blackburn, husband and wife**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Jason E. Pharris, married**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 239 on the FINAL PLAT OF PHASE SIX, SECTION ONE, BRANDYWINE POINTE, as shown by plat of record in Plat Book 7900, Page 805, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

BEING the same property conveyed to Kenneth G. Blackburn and M. Tenae Blackburn, husband and wife from Lisa Millican Moore Ewing and husband Ben Ewing, by deed dated April 16, 2007, recorded as Instrument No. 20070430-0051198 in the Register's Office for Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record.
The 2010 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property, known as 1213 Pointe Place, Old Hickory, TN 37138.

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. Whenever 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/our hand(s) this 13th day of January, 2011.

Kenneth G. Blackburn — January 13, 2011 Date

M. Tenae Blackburn — January 13, 2011 Date

STATE OF Tennessee

COUNTY OF Davidson }

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Kenneth G. Blackburn and M. Tenae Blackburn, husband and wife, the bargainor(s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this 13th day of January, 2011.

My Commission Expires: 9/22/14

Notary Public

D. TODD SHOLAR STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.MILLIKEN.PLLC.
P.O. BOX 663
GALLATIN, TN 37066