SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110007073 DEEDWARRSP
Recvd: 02/03/11 09:15 2 pgs
Fees:13.00 Taxes:99.90

20110203-0009622

STATE OF Tennessee
COUNTY OF Davidson
The actual consideration or value, whichever is greater, for this transfer is $27,000.00

Affiant

Subscribed and sworn to before me, this the 28th day of January, 2011

Notary Public

My Commission Expires: 3-3-14
(Affix Seal)

MARK A. ELLMORE JR. STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	Send Tax Bills To:	Map-Parcel Numbers
M. Jonathon Loffi	same	
(Name)	(Name)	
523 Landon Dr.		147-3-B-51
(Address)	(Address)	
Nashville, TN 37220		
(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,

First Citizens National Bank

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

M. Jonathon Loffi

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

SITUATE In Davidson County, Tennessee, and more particularly described as follows:

BEING a certain condominimum unit located in Davidson County, Tennessee and being Unit No. E-18, of Southern Hills Condominimum, created under Title 66, Chapter 27, Section 101, et. Seq., as amended, Tennessee Code Annotated, and as established by a Master Deed of record in Book 6594, Page 502, Register's Office of Davidson County, Tennessee, together with the undivided percentage interest in the common elements appurtenant to said Unit as set forth in Exhibit A-1 of said Master Deed. Reference is hereby made to the Plat of Southern Hills Condominium as set forth in Exhibit A-2 of said Master Deed for a more complete and accurate legal description of such Unit. Being part of the same property conveyed to First Citizens National Bank by Trustee's Deed dated February 26, 2010 and recorded in Instrument No. 20100302-0015964, Register's Office of Davidson County, Tennessee.

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

This is
unimproved ☐
improved ☐

property, known as 370 Wallace Road, Unit E-18 Nashville, TN 37211
House Number Street P.O. Address City/Town

To have and to hold the above described property together with all and singular the rights of appurtenance therot in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and Grantor's successsors and/or assigns, to warrant and forever defend all and singular the said property unto the said Grantees, their successors and assigns, against every person whomsover lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor, but not otherwise.

Without limited the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, marchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property, "as is" and "where is" in its present conditions. 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 28th day of January, 2011.

First Citizens National Bank

By: Sherrell Armstrong

STATE OF Tennessee
COUNTY OF Dyer

Before me, the undersigned, a Notary Public of said County and State, personally appeared Sherrell Armstrong, 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 Executive Vice President of First Citizens National Bank the within named bargainer, a corporation, and that he/she as such Executive Vice President executed the forgoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as Executive Vice President.

Witness my hand and official seal this 28th day of January, 2011.

Commission Expires: June 21, 2011

Amy Leggett

Notary Public

AMY LEGGETT
NOTARY PUBLIC AT LARGE
DYER CO., TENNESSEE