SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110017399 DEEDWARRSP
Recvd: 03/24/11 15:36 2 pgs
Fees:13.00 Taxes:1054.50
20110324-0022946

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $285,000.00.

Chris Hollon

Subscribed and sworn to before me, this the 24th day of March, 2011.

Notary Public

My Commission Expires: 12/13/11

NICHOLE L. WHITE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Daniel Cunningham 160 Blakely Road Butler, PA 16002	092-13-0-E-001.00 CO	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, GreenBank (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Daniel Cunningham, individually (herein referred to as "Grantee"), his heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

> LAND in Davidson County, Tennessee, being Unit A, on the Declaration of Covenants, Conditions and Restrictions for 33rd Avenue Townhomes, a Horizontal Property Regime with Private Elements of record as Instrument No. 20071113-0132938, Register's Office for Davidson County, Tennessee, to all of which reference is hereby made for a more complete description together with a undivided percentage interest in the common elements allocated to said unit as set forth in said Master Deed.
>
> Being the same property conveyed to GREENBANK, by Trustee's Deed from C. TUCKER HERNDON, SUBSTITUTE TRUSTEE, of record as Instrument No. 20110105-0001352, dated December 29, 2010, said Register's Office

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2011 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and representatives, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 24th day of March, 2011.

GRANTOR:

GREENBANK

By: Chris Holloway as VP for GreenBank

Chris Holloway
Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, Nichole L. White, a Notary Public for the state and county aforesaid, Chris Holloway, 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 Vice President of GreenBank, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 24th day of March, 2011.

Nichole L. White

NOTARY PUBLIC

My Commission Expires: 12/13/11

NICHOLE L. WHITE
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN