BILL GARRETT, Davidson County
Trans:T20110018099 DEEDWARRSP
Recvd: 03/29/11 08:14 2 pgs
Fees:13.00 Taxes:2608.50
20110329-0023892

This instrument prepared by and after recording, return to:
Marjorie Kaup Haines, Esq., BPR#026345
Kay B. Housch, P.C.
222 2nd Ave. North, Suite 310
Nashville TN 37201

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bills To:	Map Parcel Numbers
(NAME) Edward W. Karrels	(NAME) Same as new owner	Map/Parcel 117-10-0B01200C0
(STREET ADDRESS) 2411 Crestmoor Rd, PH#3	(STREET ADDRESS)	
(CITY) (STATE) (ZIP) Nashville TN 37215	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Pinnacle National Bank, a national banking association,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto the said, **Edward W. Karrels and wife, Kim Karrels, each an undivided one-half (1/2) undivided interest as tenants in common (and NOT as tenants by the entities)** Grantees herein, their successors, heirs and assigns, certain real estate in Davidson County, Tennessee, as follows:

Land in Davidson County, Tennessee, being Unit No. PH3 together with the appurtenant interest in the common elements of The Whitney horizontal property regime established by Master Deed and Bylaws of record in Instrument #20060921-00117371, Register's Office, Davidson County, Tennessee; amended By First Amendment to Master Deed of record in Instrument #20061009-0125107, said Register's Office; amended by Second Amendment to Master Deed of record in Instrument #20070601-0065028, said Register's Office; said Unit being depicted on the Condominium Site Plan attached as Exhibit D to the aforementioned Master Deed and being located upon Lot #1 on the Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument #20061212-0153243, Register's Office, Davidson County, Tennessee.

Being part of the same property conveyed to Pinnacle National Bank by Successor Trustee's Deed of record in Instrument #20101015-0082928, Register's Office, Davidson County, Tennessee.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value whichever is greater, for this transfer is $705,000.00.

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

Affiant

My commission expires: 10-25-14

Notary Public

This is improved property known as 2411 Crestmoor Road, PH#3, Nashville TN 371215

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to the said Grantees, their successors, heirs and assigns forever. Grantor covenants that except for those encumbrances set forth below, the property is free from all encumbrances made or suffered by Grantor, and Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to said real estate to said Grantee, his successors, heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor but no further or otherwise.

Pursuant to the terms of Paragraph 8 of the Master Deed of record in Instrument #20060921-00117371, Register's Office, Davidson County, Tennessee, Grantor hereby allocates to Grantees, parking spaces designated on the parking garage pavement as 25A and 25B.

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 our hand this 28th day of March, 2011, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Pinnacle National Bank, a national banking association

By: _____
William L. Fuson, Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public, in and for said County and State, **William L. Fuson,** 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 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 28th day of March, 2011.

MARJORIE A. HAINES
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-25-2014

_____
Marjorie A. Haines, Notary Public
My Commission Expires: 10/25/14

ENCUMBRANCES

1. 2011 and subsequent years real property taxes are a lien, but not yet due and payable.
2. Subject to Stormwater Quality Agreement with Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Instrument #20061115-0141827, Register's Office, Davidson County, Tennessee.
3. Subject to all matters shown on Plan of Consolidation Plat of Lots 20 and 21, Hillsboro View Development Company of record in Instrument #20061212-0153243, Register's Office, Davidson County, Tennessee.
4. Subject to Master Deed and Bylaws establishing a Horizontal Property Regime of The Whitney, of record in Instrument #20060921-00117371, Register's Office, Davidson County, Tennessee; amended By First Amendment to Master Deed of record in Instrument #20061009-0125107, said Register's Office; amended by Second Amendment to Master Deed of record in Instrument #20070601-0065028, said Register's Office