BILL CARRETT, Davidson County
Trans: T20110020827 DEEDWARRSP
Recvd: 04/08/11 13:01 2 pgs
Fees: 13.00 Taxes: 1320.90
20110408-0027415

G#23156-2 BOX #14A

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $357,000.00.

Affiant

Subscribed and sworn to before me this the 8th day of April, 2011.

My Commission Expires: 2/24/13

Notary Public

JOHN T. COOK STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY:
JOHN T. COOK, P.C., 2927 Berry Hill Drive, Nashville, Tennessee 37204

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Craighead Development, LLC	"New Owner"
(Name)	(Name)
421 East Iris Drive, Suite 300	
(Street Address)	(Street Address)
Nashville, TN 37204	
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Avenue Bank**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Craighead Development, LLC, a Tennessee limited liability company**, hereinafter called the "Grantee", its successors and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot Nos. 254, 258, 259, 260, 261, 262, 263, 264, 265, 266, 270, 274, 275, 276, 277, 278, and 279 on the Final Plat of Fawn Crossing (formerly Moss) Cluster Lot Subdivision, Section One, as of record in Instrument No. 20070911-0108856 and Certificate of Correction in Instrument No. 20070917-0111418, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING part of the same property conveyed to Avenue Bank by Substitute Trustee's Deed dated October 28, 2009, from Thomas W. Lawless, as Substitute Trustee, of record in Instrument No. 20091029-0100110, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to:

(a) Declaration of Covenants, Conditions, Restrictions and By-Laws of Fawn Crossing, of record in Instrument No. 20080325-0030024, Register's Office for Davidson County, Tennessee.

(b) Charter of Fawn Crossing Owner's Association, Inc. of record in Instrument No. 20071113-0132619, Register's Office for Davidson County, Tennessee.

(c) Storm Water Detention Agreement of record in Instrument No. 20051005-0119710, Register's Office for Davidson County, Tennessee.

(d) Conveyance of Easement to Tennessee Telephone Company dba TDS Telecom, of record in Instrument No. 20060707-0081731, and Release of Public Utility Easements, of record in Instrument No. 20070306-0027599, Register's Office for Davidson County, Tennessee.

(e) Agreement for Dedication of Easement for Public Right-of-Way of record in Instrument No. 20060830-0107233, Register's Office for Davidson County, Tennessee.

(f) Agreement for Dedication of Easement for Contemporary Construction of record in Instrument No. 20090901-0081882, Register's Office for Davidson County, Tennessee, as pertains to Lot No. 264 only.

(g) Restrictive Covenants for Fawn Crossing, Section One, Lots 254, 257 through 266, 270, and 273 through 279, of record in Instrument No. 20100708-0053564, Register's Office for Davidson County, Tennessee.

(h) Taxes for the current year which have been prorated and assumed by the Grantee herein, and subsequent years not yet due and payable.

(i) Matters shown on the Final Plat of Fawn Crossing (formerly Moss) Cluster Lot Subdivision, Section One, as of record in Instrument No. 20070911-0108856 and Certificate of Correction in Instrument No. 20070917-0111418, Register's Office for Davidson County, Tennessee.

THIS is unimproved property, known as: Map 150-14-0-C;

Parcel	Lot No.	Address	Parcel	Lot No.	Address
001.00co	254	3101 Shady Tree Lane;	017.00co	270	3000 Apple Orchard Trail;
005.00co	258	3117 Shady Tree Lane;			
006.00co	259	3121 Shady Tree Lane;	021.00co	274	3013 Apple Orchard Trail;
007.00co	260	3125 Shady Tree Lane;			
008.00co	261	3129 Shady Tree Lane;	022.00co	275	3116 Shady Tree Lane;
009.00co	262	3157 Shady Tree Lane;	023.00co	276	3112 Shady Tree Lane;
010.00co	263	3161 Shady Tree Lane;	024.00co	277	3108 Shady Tree Lane;
011.00co	264	3165 Shady Tree Lane;	025.00co	278	3104 Shady Tree Lane;
012.00co	265	3136 Shady Tree Lane;	026.00co	279	3100 Shady Tree Lane;
013.00co	266	3132 Shady Tree Lane;	all located in Antioch, Tennessee 37013.		

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantee, and the successors and/or assigns of said Grantee, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantee, its successor and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise.

Without limiting 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, merchantability or fitness for any purpose. Grantee has 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.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 8th day of April, 2011.

AVENUE BANK

BY: _____
James P. McCann, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared James P. McCann, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Senior Vice President of Avenue Bank, the within-named bargainor, a banking corporation, and that he, as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by himself as such officer.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 8th day of April, 2011.

My Commission Expires May 2, 2011

KG/Avenue Bk Fawn Cross.swd

Katherine Goodson
Notary Public

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY