NAME AND ADDRESS OF NEW OWNER:
Forrest Mathis
2982 McGavock Pike
Nashville, TN 37214

SEND TAX NOTICES TO:
New Owner

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map/Parcel 087010A01300CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Pinnacle National Bank**, has this day bargained and sold and does hereby transfer and convey unto **Forrest Mathis**, his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, TN, BEING Lot No. 13, on the Plan of Section 1A, Chesney Glen, of record in Plat Book 9700, page 288, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.
>
> Being the same property conveyed to Pinnacle National Bank by deed from George H. White, Successor Trustee, appearing of record in Instrument No. 20100824-0066868, of said Register's Office.
>
> This conveyance is subject to Restrictive Covenants of record in Book 10278, page 279, Book 10449, page 215, Book 10449, page 217, and Book 10469, page 924, all of record in said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 4256 Chesney Glen Drive, Hermitage, Tennessee 37076.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and warrants the title against all persons claiming under Grantor and that it is unencumbered except by lien of the 2011 real property taxes, with the grantee to pay said taxes when due.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By

BILL GARRETT, Davidson County
Trans:T20110030999 DEEDWARRSP
Recvd: 05/25/11 09:00 2 pgs
Fees:13.00 Taxes:344.64
20110525-0039891

acceptance of this deed, grantee acknowledges that he has inspected the property and is satisfied with its condition and he accepts the property "as is".

WITNESS MY HAND on this 16th day of March, 2011.

Pinnacle National Bank

By: _____ A.V.P.
James V. Gregory, Assistant Vice President

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared James V. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Assistant Vice President of Pinnacle National Bank, the within named bargainor, a corporation, and that he as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Assistant Vice President.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 16th day of May, 2011.

George H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

George H. White
Notary Public

My commission expires: 11/19/13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is $93,145.50, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

_____ A.V.P.
Affiant

Sworn to and subscribed before me on this 16th day of May, 2011.

George H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

George H. White
Notary Public

My commission expires: 11/19/13

MR-11156