File Box 8

PREPARED BY (AND RETURN TO):

WILKINS & IVEY

Attorneys at Law

104 Woodmont Blvd., Suite 100

Nashville, Tennessee 37205

Phone (615) 298-3312 - Fax 292-8746

BILL GARRETT, Davidson County
Trans:T20110053865 DEEDWARR
Recvd: 08/31/11 12:40 3 pgs
Fees:18.00 Taxes:4902.50
20110831-0067515

Christy Wilkins Ivey

Percy Wilkins, Jr. (retired)

W & I Ref: DM Title No: 50986

Dav. Co. File: Box 8

ADDRESS NEW OWNER:	**RESPONSIBLE FOR TAX PAYMENT:**
B. Matthew Petcoff, Trustee 5748 Hillsboro Road Nashville, Tennessee 37215	Reliant Bank 1736 Carothers Parkway, Suite 100 Brentwood, Tennessee 37027

TAX MAP-PARCEL NUMBERS: 14400003600

WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$1,325,000.00 ,** cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, the undersigned **Cynthia Renee Bortscheller, married,** hereinafter called the **Grantor,** has bargained and sold, and by these presents does hereby transfer and convey unto **B. Matthew Petcoff as Trustee under Revocable Declaration of Trust of B. Matthew Petcoff, dated June 2, 2004,** hereinafter called the **Grantee,** Grantee's heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows: **To Wit:**

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Clarence T. Compton subdivision as of record in Book 3500, page 103, Register's Office for said County.

Said Lot No. 1 fronts 328.97 feet on the easterly side of Hillsboro Road and extends back 387.9 feet on the northerly line and 556.8 feet on the southerly line to a dead line measuring 274.4 feet thereon.

Being the same property conveyed to Cynthia Renee Bell, unmarried, dated October 2, 2007 and recorded on October 3, 2007, of record in Doc. No. 20071003-0118054, Register's Office for Davidson County, Tennessee. By Quitclaim Deed dated September 30, 2008, recorded October 7, 2008, of record in Doc. No. 20081007-0101801, said Register's Office, subject property was conveyed to Cynthia Renee Bell and husband, Shane David Bortscheller. By Quitclaim Deed dated October 20, 2010, recorded on November 2, 2010, of record in Doc. No. 20101102-0087650, subject property was conveyed to Cynthia Renee Bell a/k/a Cynthia Renee Bortscheller.

Description Reference: The description is the same as that used in the last deed prior to this transaction.

This conveyance is subject to: Taxes for 2011, and subsequent years; All matters shown on the Plan, with Owner's Certificate, of record in Book 3500 Page 103, said Register's Office.

Shane David Bortscheller, spouse of Cynthia Renee Bortscheller, joins in execution of this conveyance solely to convey any marital interest he may have in the subject property.

This instrument is executed on behalf of Shane David Bortscheller by Cynthia Renee Bell Bortscheller pursuant to a Power of Attorney executed by her/him/them on the 11th day of August, 2011, of record in Instrument No. 20110831-0067514, Register's Office for Davidson, County, Tennessee. The affidavit of said Attorney in Fact is attached as "Exhibit A' to this instrument and incorporated herein by reference

This is improved property, known as: 5748 Hillsboro Road, Nashville, Tennessee 37215

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, Grantee's heirs or assigns, forever.

GRANTOR COVENANTS with the said Grantee that Grantor is lawfully seised and possessed of said land in fee simple, has a good right to convey it, and the same is unencumbered, unless otherwise herein set out.

GRANTOR FURTHER COVENANTS and binds Grantor, Grantor's heirs and representatives, to warrant and forever defend the title to the said land to the said Grantee, Grantee's heirs and assigns, against the lawful claims of all persons whomsoever.

WITNESS THE EXECUTION HEREOF this 26th day of August, 2011 .

Cynthia Renee Bortscheller

Shane David Bortscheller by Cynthia Renee Bortscheller, Atty-in-Fact

by Cynthia Renee Bortscheller
Atty-in-Fact

State of TENNESSEE
County of DAVIDSON

On this 26th day of August, 2011, before me the undersigned authority, personally appeared **Cynthia Renee Bortscheller**, to me known (or proved to me on the basis of satisfactory evidence) to be the person(s) described in and who executed the foregoing instrument, and acknowledged the execution as a free act and deed.

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

Notary

State of TENNESSEE
County of DAVIDSON

AFFIDAVIT

The undersigned declares under oath that the actual consideration or value, whichever is greater, for this transfer is: $1,325,000.00

Affiant

Sworn and subscribed before me this 26th day of August, 2011

Notary Public

My Commission Expires: _____

CHRISTY W. IVEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
March 3, 2015

State of Tennessee
County of Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named , **Cynthia Renee Bortscheller** with whom I am personally acquainted (or whose identity was proved to me on the basis of satisfactory evidence), and who acknowledged the execution of the within instrument on behalf of **Shane David Bortscheller** , as Attorney-in-Fact, as the free act and deed of the said Principal(s).

Witness my hand and official seal at Nashville, Tennessee, this 26th day of August, 2011

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015

EXHIBIT "A"

To
Warranty Deed

FROM: Cynthia Renee Bortscheller

TO: Boris Matthew Petcoff

State of Tennessee
County of Davidson

AFFIDAVIT

The undersigned Affiant, being first duly sworn, deposes and says as follows:

1. That the document to which this affidavit is exhibited is executed by the undersigned as attorney-in-fact for the principal(s) thereon shown.

2. That this execution is proper and within the scope of the power-of-attorney referenced in the instrument.

3. Pursuant to the provisions of *Tennessee Code Annotated,* Section 34-6-105(c), of the Uniform Durable Power of Attorney Act, the undersigned Affiant certifies that at the time of execution of said document the Affiant had no knowledge or notice of the termination of the power-of-attorney, either by revocation or by a principal's death, disability, or incapacity.

Further the Affiant Saith not.

Cynthia Renee Bortscheller, Affiant

Sworn to and subscribed before me this

26th day of August, 2011

Notary Public

My Commission Expires:

CHRISTY W. IVEY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY
MY COMMISSION EXPIRES: March 3, 2015