This instrument prepared by:

Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072

Davidson County DEEDWARR
Recvd: 09/28/11 10:52 3 pgs
Fees:18.00 Taxes:59.20
20110928-0075047

Address New Owner:	Send Tax Bills To:	Map-Parcel No.:
CHARLES GALIWANGO 208 Augusta National Ct. Franklin, TN 37069	Same As New Owner	MAP 163 07 0A 138.00

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $16,000.00.

AFFIANT

Subscribed and sworn to before me, this the 27th day of September, 2011.

NOTARY PUBLIC

My Commission Expires: 7/2/12

YVETTE LYNN MELDRUM
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt of which is hereby acknowledged, **PINNACLE NATIONAL BANK**, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto **CHARLES GALIWANGO**, hereinafter called the GRANTEE, his heirs, representatives and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN BE REFERENCE

This is unimproved property known as: 1835 Wild Oaks Court, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments there unto belonging or in any wise appertaining to GRANTEE, his heirs, representatives and assigns, forever.

GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, his heirs, representatives and assigns, against the lawful claims of all persons claiming

through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

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 acceptance of this deed, grantee acknowledge that he has inspected the property and is satisfied with its condition and they accept the property "AS IS".

IN WITNESS WHEREOF, GRANTOR, by its duly authorized officer, has executed this Special Warranty Deed on the 27th day of September, 2011.

PINNACLE NATIONAL BANK

BY: _____

ALLEN DIXON, SR. VICE PRESIDENT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, a Notary Public in and for said County and State, the within named ALLEN DIXON, AS SENIOR VICE PRESIDENT OF PINNACLE NATIONAL BANK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the SR. VICE PRESIDENT OF PINNACLE NATIONAL BANK and is authorized by same to execute this instrument on its behalf by signing the name of ALLEN DIXON, AS SENIOR VICE PRESIDENT.

Witness my hand and official seal at Nashville, Tennessee, this 27th day of September, 2011.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 05-23-15



EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 138 on the Final Plat of Ridgeview UDO, Phase One, of record in Instrument No. 200806030056596, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made.

Being a portion of the same property conveyed to Pinnacle National Bank by Trustee's Deed of Correction, Subordination, and Reinstatement of Encumbrances of record in Instrument No. 20110830-0067109, and originally being the same property conveyed to Pinnacle National Bank by Successors Trustee's Deed of record in Instrument No. 20100524-0039832, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following matters:

Any and all unpaid taxes payable to Metropolitan Government of Nashville and Davidson County, Tennessee, that may be a lien against the property.

Plan of record in Instrument No. 20080312-0025065, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage, with Metro of record in Book 8757, page 832, said Register's Office.

Stormwater Detention Agreement with Metro of record in Instrument No. 20060809-0097641, said Register's Office.

Declaration of Covenants, Conditions and Restrictions for Ridgeview Heights Homeowner's Association, Inc. of record in Instrument No. 20080512-0048644, said Register's Office.

Grant of Easement to Comcast of Nashville, LLC of record in Instrument No. 20090316-0023090, said Register's Office.

Declaration of Reciprocal Easement Agreement with Lakeshore Christian Church of record in Instrument No. 20081203-0117279, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities with Metro of record in Instrument No. 20081120-0114320, said Register's Office, as superseded by the Inspection and Maintenance Agreement for Private Storm Water Management Facilities of record in Instrument No. 20090922-0088019, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities with Metro of record in Instrument No. 20081120-0114360, said Register's Office.

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum
Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley
Notary's Signature

My Commission Expires: 06/14/2013

JACKIE LAMPLEY
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 06-14-2013