BILL GARRETT, Davidson County
Trans:T20110060814 DEEDWARRSP
Recvd: 09/30/11 09:31 3 pgs
Fees:18.00 Taxes:425.50
20110930-0075749

This instrument prepared by:

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

Address New Owner: No.	Send Tax Bills To:	Map-Parcel
MARK B. REAGAN 508 SANDCASTLE ROAD FRANKLIN, TN 37069	SAME	MAP 156 PARCEL 14.06

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $115,000.00.

AFFIANT

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

NOTARY PUBLIC

My Commission Expires: 12-21-2011

LARRY D. CRAIG
NOTARY PUBLIC AT LARGE
CHEATHAM COUNTY, TENN.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, 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 MARK B. REAGAN, hereinafter called the GRANTEE, his heirs 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 improved property located at: 7872 Highway 100, Nashville, TN 37221

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 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 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

acknowledges that he has inspected the property and is satisfied with its

condition and he accepts 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.

GINA R. KRANTZ
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/3/2012

CTS\SPEC-WD.WPD

EXHIBIT A

Land in Davidson County, Tennessee, being Lot No. 13, Section 2, on the Plan of Harpeth Heights, not of record, described as follows:
Beginning on the northwesterly margin of Highway No. 100 at a point South 53 degrees 30' West 300 feet from the southwest corner of the property conveyed to James H. Cates and wife, by deed from E. U. Buchi and wife, of record in Book 3612, page 29, Register's office for said County; thence North 36 degrees West 787.2 feet to the center of the Harpeth River; thence with the center of said River South 45 degrees 30-west 151.5 feet; thence South 36 degrees East 766.1 feet to the northwesterly margin of Highway No. 100; thence with said Highway North 53 degrees 30' East 150 feet to the beginning.

Being the same property conveyed to Pinnacle National Bank by Substitute Trustee's Deed dated April 30, 2010 of record in Instrument No. 20100430-0033038, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

All right, title or claim or any character by the United States, state, local government or by the public generally in and to any portion of the land lying within the current or former bed of the Harpeth River, or below the ordinary high water mark, or between the cut banks of a stream navigable in fact or in law.
a) Right of riparian water rights owners to the use and flow of the water; b) The consequence of any past of future change in the location of the bed; c) Any past or future change in the Harpeth River which forms the boundary of the land; d) Any dispute arising over the location of the old bed; e)Any variance between the boundary line as originally conveyed and the current boundary thereof as now used or occupied; and (f) Rights of the upper or lower riparian owners in and to the free and unobstructed flow of water of said body of water.

Easement for public utilities of record in Book 11744, page 714, said Register's Office.