BILL GARRETT, Davidson County
Trans:T20110061544 DEEDWARRSP
Recvd: 10/04/11 08:25 3 pgs
Fees:18.00 Taxes:740.00
20111004-0076652

This instrument prepared by:

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

| Address New Owner: | Send Tax Bills To: | Map-Parcel No: |
|---|---|---|
| NORTHCUTT CUSTOM HOMES, LLC<br>599 WILLIAMSON COUNTY LINE ROAD<br>FAIRVIEW, TN 37062 | SAME | MAP 91 13 0A PARCELS 200CO, 400C0, 500C0 600CO, 700CO AND 800CO |

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $260,000.00

AFFIANT

Subscribed and sworn to before me, this the 30th 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 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 **NORTHCUTT CUSTOM HOMES, LLC**, hereinafter called the GRANTEE, its successors 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 BY REFERENCE**

TO HAVE AND TO HOLD the said real property together with all appurtenances, together with fixtures attached thereto, and hereditaments thereunto belonging or in any wise appertaining to GRANTEE, its successors 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, its successors 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, grantees acknowledge that it has inspected the property and is satisfied with its condition and they accept the property "AS IS" and "WHERE IS".

IN WITNESS WHEREOF, GRANTOR, by its duly authorized officer, has executed this Special Warranty Deed on the 30th day of September, 2011.

PINNACLE NATIONAL BANK

BY: _____

ALLEN DIXON, SENIOR 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, SENIOR VICE PRESIDENT, 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 SENIOR 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 30th day of September, 2011.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 9/3/2012

GINA R. BANKS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

# EXHIBIT A

**TRACT ONE:**
Land in Davidson County, Tennessee, being Unit Nos. 2 and 4 on the Horizontal Property Regime for Haven West as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes of record in Instrument No. 20090528-0048954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said units as set forth in said Master Deed and aforesaid Declaration of Covenants, Conditions, and Restrictions for Haven West Townhomes.

Being the same property conveyed to PINNACLE NATIONAL BANK by Successors Trustee's Deed of record in Instrument No. 20110427-0032160, Register's Office for Davidson County, Tennessee.

**UNIT 2 is improved and has an address of: 5946 O'BRIEN AVENUE, NASHVILLE, TN 37209**
**UNIT 4 is improved and has an address of: 5942 O'BRIEN AVENUE, NASHVILLE, TN 37209**

**TRACT TWO:**
Land in Davidson County, Tennessee, being Unit Nos. 5, 6, 7 and 8 on the Horizontal Property Regime for Haven West as shown on Exhibit "C" of the Declaration of Covenants, Conditions and Restrictions for Haven West Townhomes of record in Instrument No. 20090528-0048954, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description together with an undivided percentage interest in the common elements allocated to said units as set forth in said Master Deed and aforesaid Declaration of Covenants, Conditions, and Restrictions for Haven West Townhomes.

Being the same property conveyed to PINNACLE NATIONAL BANK by Successors Trustee's Deed of record in Instrument No. 20110809-0061302, Register's Office for Davidson County, Tennessee.

**UNIT 5 is unimproved and has an address of: 5940 O'BRIEN AVENUE, NASHVILLE, TN 37209**
**UNIT 6 is unimproved and has an address of: 5938 O'BRIEN AVENUE, NASHVILLE, TN 37209**
**UNIT 7 is unimproved and has an address of: 5936 O'BRIEN AVENUE, NASHVILLE, TN 37209**
**UNIT 8 is unimproved and has an address of: 5934 O'BRIEN AVENUE, NASHVILLE, TN 37209**

## This conveyance is made subject to the following:

Easement for Comcast of Nashville LLC of record in Instrument No. 20081118-0113770, said Register's Office.

Agreement for Dedication of Easement for Sanitary Sewer and/or Storm Drainage, Water Pumps and Appurtenances of record in Instrument No. 20071011-0120759, and Instrument No. 20071231-01488853, said Register's Office.

Stormwater Detention Agreement of record in Instrument No. 20071231-0148700, said Register's Office.

Inspection and Maintenance Agreement for Private Stormwater Management Facilities of record in Instrument No. 20080402-0033148, said Register's Office.
All matters shown on the plan of record in Book 332, page 127, said Register's Office.

Street closing and any easements retained in Ordinance No. 087-1632, filed with Metropolitan County Clerk's Office for Davidson County, Tennessee.

Subject to all matters shown in the Declaration of Covenants, Conditions and Restrictions, inclusive of Master Deed, By-laws and Plat, for Haven West Townhomes of record in Instrument No. 20090528-0048954, which supersedes and replaces the Master Deed Master Deed of record in Instrument No. 20070918-0111767, said Register's Office.