Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $90,000.00

Affiant

Subscribed and sworn to before me, this 31st day of October, 2011.

Notary Public
My commission expires: 9/21/15

BILL GARRETT, Davidson County
Trans:T20110070243 DEEDWARR
Recvd: 11/07/11 14:00 2 pgs
Fees:13.00 Taxes:333.00
20111107-0086963

LORI BUIE
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

03-1110-37376

Address of New Owner:	Send Tax Bills to:	Tax Information
Patrick Rose	Pinnacle National Bank	092-05-0B-002.00 CO
945 32nd Avenue North	211 Commerce Street, Ste 300	
Nashville TN 37209	Nashville, TN 37201	

WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, Jeffrey V. Carr, married, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Patrick Rose, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to- wit:

Land in Davidson County, Tennessee, being Unit B on the Plan of Collier Commons, a Horizontal Property Regime, created under Title 66 §27-101, et. seq., as amended, Tennessee Code Annotated, as established by a Master Deed and Bylaws of record in Instrument No. 20061010-0125858, Register's Office for Davidson County, Tennessee, together with the undivided percentage interest in the Common Elements Appurtenant to said unit as set forth in said Master Deed. Reference is hereby made to the plat of Collier Commons as shown as an attachment to Exhibit "B" of the Master Deed, of record as aforementioned, said Register's Office, for a more complete identification and description of such unit.

Being the same property conveyed to Jeffrey V. Carr by deed from Wells Fargo Bank, N.A. as Trustee for the Holders of Harborview 2006-12, dated April 23, 2009, recorded May 5, 2009 in Instrument No. 20090504-0040132, Register's Office for Davidson County, Tennessee.

Kenetha Carr, wife of Jeffrey V. Carr, joins in the conveyance of this instrument to waive her marital interest, if any, in subject property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 945 32nd Avenue North, Nashville, TN 37209

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantees, their heirs, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out. Grantors do further covenant and bind ourselves, our heirs, successors, assigns and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons whomsoever.

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.

WITNESS my hand this 31st day of October, 2011.

Jeffrey V. Carr

Kenetha Carr

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Jeffrey V. Carr and Kenetha Carr, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged they executed the within instrument for the purposes therein contained.

Witness my hand in Nashville, TN, this 31st day of October, 2011.

Diane K. Mann
State of Tennessee at Large

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013

My Commission expires 02/11/13