WARRANTY DEED

R-VRES-11-3800

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $382,500.00

Jonathan L. Todd
Affiant

Subscribed and sworn to before me, this 4th DAY OF November, 2011.

Notary Public

MY COMMISSION EXPIRES: 5-20-14
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

MARY FRANCES RUDY NOTARY PUBLIC TENNESSEE

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan L. Todd	Pinnacle National Bank	
3800 Brush Hill Road	(NAME) 150 3rd Avenue S #900	
(ADDRESS) Nashville, TN 37216	(ADDRESS) Nashville TN 37201	62-9-34.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we BOBBY TOWNS AND LYNETTE W. TOWNS, HUSBAND AND WIFE, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto JONATHAN L. TODD, UNMARRIED, AND AND RICKY D. INMAN, UNMARRIED, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

CERTAIN REAL ESTATE IN DAVIDSON COUNTY, TENNESSEE, AS FOLLOWS:

BEING LOT NO. 1 AND THE NORTHERLY HALF OF LOT NO. 2 ON THE MAP OF RIVERWOOD SUBDIVISION, BEING A SUBDIVISION OF THE EAST PART OF LOT NO. 4 IN THE DIVISION OF THE WILLIAM WILLIAMS LANDS ON THE GALLATIN PIKE AS OF RECORD IN BOOK 547, PAGE 62, REGISTER'S OFFICE FOR SAID COUNTY.

SAID LOT NO. 1 AND THE NORTHERLY HALF OF LOT NO. 2 FRONT TOGETHER 186 FEET ON THE EASTERLY SIDE OF A 30-FOOT UNNAMED AVENUE, AND RUNS BACK 340 FEET ON THE NORTHERLY LINE AND 308-1/2 FEET, MORE OR LESS, ON THE SOUTHERLY LINE TO CUMBERLAND RIVER, AND SHOW 117 FEET ON SAID RIVER.

BEING THE SAME PROPERTY CONVEYED TO BOBBY AND LYNETTE W. TOWNS BY INSTALLMENT DEED FROM DEWEY G. NEMEC, WIDOWER, RECORDED ON THE 4TH DAY OF FEBRUARY, 1985 IN DEED BOOK 6485, PAGE 821, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2011 PROPERTY TAXES AND SUBSEQUENT; B) INSTRUMENTS OF RECORD IN PLAT BOOK 547, PAGE(S) 62; BOOK 2200, PAGE 263; BOOK 6485, PAGE 821; SAID REGISTER'S OFFICE; EASEMENT FOR THE FLOW OF THE CUMBERLAND RIVER AND THE RIGHTS OF THE PUBLIC THEREON; RIGHTS OF UPPER AND LOWER RIPARIAN OWNERS TO THE FLOW OF THE WATERS OF THE CUMBERLAND RIVER, FREE FROM DIMINUTION OR POLLUTION; CHANGES IN THE BOUNDARY OF THE LAND RESULTING FROM EROSION OR ACCRETION CAUSED BY THE FLOW OF THE CUMBERLAND RIVER; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

unimproved ( )
This is improved (X) property, known as 3800 Brush Hill Road, Nashville, Tennessee 37216
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

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(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), 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.

BILL GARRETT, Davidson County
Trans:T20110070998 DEEDWARR
Recvd: 11/10/11 08:41 2 pgs
Fees:13.00 Taxes:1415.25
20111110-0087859

Witness my/our hand(s) this 4th day of November, 2011.

Bobby Towns

Lynette W. Towns

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Bobby Towns and Lynette W. Towns, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of November, 2011.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

MARY FRANCES RUDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903