NAME AND ADDRESS OF NEW OWNER:
Brent B. Dongas
604 Waterway Ct.
Nashville, TN 37221

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

SEND TAX NOTICES TO:
Owner

Map/Parcel 174110A18900CO and
174110A49500CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Pinnacle National Bank**, has this day bargained and sold and does hereby transfer and convey unto **Brent B. Dongas**, his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

Parcel 1:

Being all of Lot 25, Cane Ridge Farms, Phase One, Section Two, according to survey and plat of same appearing of record in Instrument No. 20070717-0084135 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

This property has an address of 1448 Ohara Drive, Antioch, Tennessee 37013.

Parcel 2:

Being all of Lot 46, Cane Ridge Farms, Phase Three, Section One, according to survey and plat of same appearing of record in Instrument No. 20070520-062643 and 20070703-0079200 of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of location and description of said lot.

This property has an address of 1761 Elijah Ryan Drive, Antioch, Tennessee 37013.

Being part of the property conveyed to Pinnacle National Bank by deed appearing of record in Instrument No. 20110105-0001587 as corrected in Instrument No. 20110103-0000687, of the Register's Office of Davidson County, Tennessee.

This conveyance is subject to Restrictive Covenants of record in Instrument No. 20110128-0007971, 20060112-0004819, 20000905-0087103, 20001204-0119093, 20010815-0088320, 20040319-0031503, 20041102-0131848, 20100526-0040558, 20101228-0102708 and 20040319-0031603, all of record in said Register's Office; to a Hold on Building Permits recorded in Instrument No. 20100218-0012636, of said Register's Office; to a Hold on Building Permits Amended Notice recorded in Instrument No. 20100426-0031357, of said Register's Office; to a Right of Way to USA recorded in Record Book 5078, page 565, and Record Book 4470, page 36, of said Register's Office; to Utilities and Right of Way to Metropolitan Government of Davidson County recorded in Record Book 5078, page 476, of said Register's Office; to Greenbelt tax treatment of the subject property recorded in Instrument No. 20060719-0087192 and

BILL GARRETT, Davidson County
Trans:T20110079623 DEEDWARRSP
Recvd: 12/16/11 09:27 3 pgs
Fees:18.00 Taxes:40.79
20111216-0097979

20110228-0015250, both of said Register's Office; to a Telephone Right of Way recorded in Instrument No. 20060607-0067535 and Record Book 10718, page 388, both of said Register's Office; to a Charter for Homeowner's Association of record in Instrument No. 20010815-0088361, of said Register's Office; to a Sewer and Drainage Easement of record in Instrument No. 20010305-107214, of said Register's Office; to a Conveyance of Common Grounds of record in Instrument No. 20010815-0088361, of said Register's Office; to Stormwater Detention Agreements 20050825-0101604 and 20060927-0119247, both of said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantor, its successors and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and warrants the title against all persons claiming under Grantor and that it is unencumbered except by lien of the 2011 real property taxes, with the grantor to pay said taxes when due.

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, the grantee acknowledges that he has inspected the property and is satisfied with its condition and he accepts the property "as is".

WITNESS MY HAND on this 15th day of December, 2011.

Pinnacle National Bank

By: _____
James V. Gregory, Assistant Vice President

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared James V. Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Assistant Vice President of Pinnacle National Bank, the within named bargainor, a corporation, and that he as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Assistant Vice President.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 15 day of December, 2011.

George H. White STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

_____
Notary Public

My commission expires: 15

MR-11360

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$11,025.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 15 day of December, 2011.

Notary Public

My commission expires: 4/19/13

Janice H. White
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

MR-11360