THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 30341-11-2011** File Box 9B	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $418,000.00 Affiant Subscribed and sworn to before me, 15th day of December, 2011. Danielle Marie Crabb Notary Public My Commission Expires: 5/18/13

Danielle Marie Crabb STATE OF TENNESSEE NOTARY PUBLIC Rutherford County

SPECIAL WARRANTY DEED

Address New Owner:	**Send Tax Bills To:**	**Tax Information:**
Ardavan Afrakhteh 798 Old Hickory Blvd Brentwood TN 37027	NEW OWNER	Map and Parcel No.: 131 080 J 00200 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Bank of Tennessee** , a Tennessee banking corporation ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ardavan Afrakhteh** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 1138 Granny White Court, Nashville, TN, 37204

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

Whenever used, the singular 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:T20110079894 DEEDWARRSP
Recvd: 12/16/11 15:33 3 pgs
Fees:18.00 Taxes:1546.60
20111216-0098378

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s) on the 12th day of December, 2011.

Bank of Tennessee, a Tennessee banking corporation

BY: _____
Jim Evans
Senior Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned, of the State and County aforesaid, personally appeared Jim Evans with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President (or other officer authorized to execute the instrument) of Bank of Tennessee the within named bargainor, a corporation, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as such Senior Vice President.

Witness my hand, in Nashville, State of Tennessee, this 14th day of December, 2011.

_____
Notary Public

My Commission Expires:

GERALD G. PATTERSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit B, together with the appurtenant interest in the common elements of Courts of Granny White, a horizontal property regime with private elements established by Declaration in Instrument No. 20111101-0085044, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 3 on the Plan of Granny White Court of record in Plat Book 2854, page 115, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Bank of Tennessee, a Tennessee banking corporation, by Successor Trustee's Deed dated July 1, 2011, from Charles S. Sanger, Successor Trustee, of record in Instrument No. 20110707-0051991, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. Restrictions appearing as Instrument No. 20111101-0085044, Register's Office for Davidson County, Tennessee.
2. Easements of record in Book 4121, page 337, Register's Office for Davidson County, Tennessee.
3. All matters of record in Book 2854, page 115, Register's Office for Davidson County, Tennessee.