NAME AND ADDRESS OF NEW OWNER:
Mark J. DeVries and wife,
Susan Whitson DeVries
5229 Cochran Drive
Nashville, TN 37220

SEND TAX NOTICES TO:
REGIONS BANK d/b/a REGIONS MORTGAGE
DEPARTMENT 2520, P.O.BOX 2153
BIRMINGHAM, AL 35287-2520

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

Map & Parcel 117080H00100CO

BOX 50-B
PREPARED BY: RETURN TO:
BANKERS TITLE & ESCROW CORP.
[illegible] END AVE.
[illegible] TN 37203

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 **Mark J. DeVries** and wife, **Susan Whitson DeVries**, their 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:

> Land in Davidson County, Tennessee, being part of Lot 48, on the Plan of Galecrest No. 2, Block "G", of record in Book 1424, page 19, Register's Office for said County, to which plan reference is hereby made for a more complete description.
>
> Said real property having been subdivided by a Declaration and Master Deed Establishing a Planned Unit Development for the 1543 Battlefield Drive Townhomes, and now known as Unit - A, including all Common Elements (described as CE) and all Limited Common Elements benefitting only Unit - A (described as LCE-A) of record in Instrument No. 20060504-0051579 Register's Office for Davidson County, Tennessee.
>
> Being the same property conveyed to Pinnacle National Bank by deed from Victory Home Builders, LLC, appearing of record in Instrument No. 20110826-0066049, in the Davidson County Register's Office.
>
> This conveyance is subject Restrictive Covenants of record in Instrument No. 20060504-0051579, of said Register's Office; to a Master Deed of record in Instrument No. 20060504-0051579, of said Register's Office; to an Amendment to the Master Deed of record in Instrument No. 20060511-0055146, 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.
>
> This property has an address of 1543-A Battlefield Drive, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs 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

BILL GARRETT, Davidson County
Trans:T20110079966 DEEDWARRSP
Recvd: 12/19/11 08:58 2 pgs
Fees:13.00 Taxes:1116.94
20111219-0098452

claiming under Grantor and that it is unencumbered except by lien of the 2011 real property taxes, with the grantee 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, grantees acknowledge that they have inspected the property and are satisfied with its condition and they accept the property "as is".

WITNESS MY HAND on this 14th 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 14 day of December, 2011.

George N. White
Notary Public

My commission expires: 11/19/13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$301,875.00**, 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 14 day of December, 2011.

Priscilla C. Urbanek
Notary Public

My commission expires: May 8, 2012

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

MR-11359