NAME AND ADDRESS OF NEW OWNER:
Matthew Strickland
5612 Cedar Ash Crossing
Antioch, Tennessee 37013

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37[illegible]

SEND TAX NOTICES TO:
Owner

Map & Parcel 16413002500

BILL GARRETT, Davidson County
Trans:T20110082832 DEEDWARRSP
Recvd: 12/30/11 13:14 2 pgs
Fees:13.00 Taxes:462.32
20111230-0102266

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 **Matthew Strickland**, unmarried, 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:

> Being all of Lot 320, Section One, Asheford Crossing, according to survey and plat of same appearing of record in Plat Book 7900, page 937, of the Register's Office of Davidson County, Tennessee, to which plat reference is here made for more complete details of location and description of said lot.
>
> Being the same property conveyed to Pinnacle National Bank by deed from George H. White, Successor Trustee, appearing of record in Instrument No. 20110802-0059208, of said Register's Office.
>
> This conveyance is subject to Restrictive Covenants of record in Book 9651, page 900, Book 10301, 180, Book 10353, page 575, Book 9651, page 895, Book 9980, page 482, Book 10640, page 941, Book 9651, page 925, Instrument No. 20001018-0103441, and Instrument No. 20010418-0038191, all of record in 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 5612 Cedar Ash Crossing, Antioch, Tennessee, 37013.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his 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 claiming under Grantor and that it is unencumbered.

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, grantee acknowledges that he has inspected the property and is satisfied

WITNESS MY HAND on this 29th 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 29th day of December, 2011.

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 **$124,950.00**, 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 29th day of December, 2011.

Notary Public

My commission expires: 11/19/13