Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

This Instrument Prepared By:
Thomas I. Bottorff, Attorney
155 Franklin Road, Suite 120
Brentwood, Tennessee 37027

ADDRESS NEW OWNER:
M. Jonathon Loffi
523 Landon Drive
Nashville, Tennessee 37220

SEND TAX BILL TO:
Owner

MORTGAGEE:

None

MAP 147-3
GROUP B
PARCELS 121, 122, 126, 131, 134 145, 146 CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **First State Bank,** hereinafter called the GRANTOR, has bargained and sold, and by these presents, does hereby transfer and convey unto **M. Jonathon Loffi,** hereinafter called the GRANTEE, his heirs and assigns, a certain tract or parcel of land located in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. Unit Nos. A4, A6, A10, A17, A26, B14, and B16 on the Plan of Southern Hills Condominiums, as established under Master Deed of record in Book 6594, page 502, as amended in Book 7044, page 209, Register's Office, Davidson County, Tennessee, to which Master Deed reference is hereby made for a more particular description of said units, together with an undivided interest in the common elements appurtenant to said units, as set forth in said Master Deed.

Being part of the same property conveyed to First State Bank by deed dated 10/21/11 record in Inst. No. 2011025-0082800, Register's Office for Davidson County, Tennessee.

This conveyance is made and accepted without warranties, expressed 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 "AS IS".

This conveyance is made subject to all restrictions, easements, zoning and planning ordinances, and health department regulations that may affect the premises.

This conveyance is further made subject to real property taxes for 2011 and subsequent years.

This is **improved** property known as **370 Wallace Road, A4, A6, A10, A17, A26, B14, B16, Nashville, Tennessee 37211.**

BILL GARRETT, Davidson County
Trans:T20120002071 DEEDWARRSP
Recvd: 01/09/12 15:29 3 pgs
Fees:18.00 Taxes:486.55
20120109-0002425

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, his heirs and assigns, , forever, and, GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it, and warrants that the same is unencumbered unless otherwise herein set out; and, GRANTOR does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, his 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.

WITNESS my hand this **the 30th** day of **December, 2011.**

First State Bank

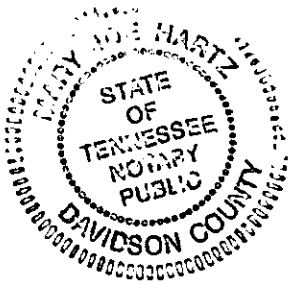
By: _____
James K. Wyatt, AVP

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Before me, the undersigned authority of the State and County aforesaid, personally appeared **James K. Wyatt** 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 **First State Bank**, the within named bargainor, a corporation, and that he as such authorized officer, with the authority so to do, executed the within Warranty Deed for the purposes therein contained by signing the name of the corporation as such authorized officer.

WITNESS my hand and official seal this 30th day of December, 2011.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 5/8/2012

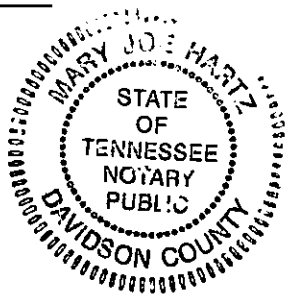
STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual value or consideration, whichever is greater, for this transfer is $131,500.00.

AFFIANT

Subscribed and sworn to before me on this 30th day of December, 2011.

Mary Joe Hartz
NOTARY PUBLIC



My Commission Expires: 5/8/2012