SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120024405 DEEDWARRSP
Recvd: 04/04/12 10:05 2 pgs
Fees:13.00 Taxes:94.40
20120404-0028552

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $25,514.00.

Subscribed and sworn to before me, this the 29th day of March, 2012.

Notary Public

My Commission Expires: 3-17-14

CAROL A. CLAWSON
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Justin Cutler 918 Ward Street Nashville, TN 37207	071-12-0-276.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Capital Bank, N.A., successor by merger to GreenBank, sucessor to Cumberland Bank (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Justin Cutler, an unmarried man (herein referred to as "Grantee"), his heirs and representatives, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being the Easterly 60 feet of Lot No. 53 on the Map of TL Wards Resubdivision of certain lots in Williams and Hayes Company's Belleview Plan of record in Book 974, page 48, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. Said part of said lot fronts 60 feet on the Southerly side of Ward Street and runs back between parallel lines 200 feet to a dead line.

Being the same property conveyed to GreenBank, successor to Cumberland Bank by deed of record in Instrument No. 20110323-0022691, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and representatives, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2012 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and representatives, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 29th day of March, 2012.

GRANTOR:

CAPITAL BANK, N.A.

By: _____
Jim D. Evans
Senior Vice President

STATE OF TENNESSEE)
)
COUNTY OF Williamson)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Jim D. Evans, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of Capital Bank, N.A., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 29th day of March, 2012.

_____
NOTARY PUBLIC

NICHOLE L. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 12/20/15

{00723733.1}

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067