SPECIAL WARRANTY DEED	STATE OF TENNESSEE) COUNTY OF DAVIDSON) I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $285,000.00. Subscribed and sworn to before me, this the 29 day of March, 2012. Notary Public My Commission Expires: 5-4-15
Return to: Foundation Title & Escrow, LLC 30 Burton Hills Blvd, Suite 175 Nashville, TN 37215	

JANIS L. ADAMS NOTARY PUBLIC STATE OF TENNESSEE WILSON 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:
Loren D. Vidnovic 420 Elmington Avenue #1423 Nashville, TN 37205-2580	091-14-0-B-021.00 CO	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** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Loren D. Vidnovic** (herein referred to as "Grantee"), her 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 Lot No. 21 on the Plan of Patina Subdivision, Phase Two, as shown by plat of record in Plat Instrument No. 20080812-0083055, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description of said property.

Being part of the same property conveyed to GreenBank by Trustee's Deed of record in Instrument No. 20110921-0073273, Register's Office for Davidson County, Tennessee.

The street address of the property is believed to be 432 Patina Circle, Nashville, Davidson County, Tennessee, but such address is not part of the legal description of the property. In the event of any discrepancy, the legal description herein shall control.

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, her heirs and representatives, in fee simple, forever.

BILL GARRETT, Davidson County
Trans:T20120024956 DEEDWARRSP
Recvd: 04/05/12 11:49 2 pgs
Fees:13.00 Taxes:1054.50
20120405-0029181

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, her 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 29 day of March, 2012.

GRANTOR:

CAPITAL BANK, N.A., successor by merger to GreenBank

By:_____
James D. Evans
Senior Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, James 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., successor by merger to GreenBank, 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 29 day of March, 2012.

_____
NOTARY PUBLIC

My Commission Expires: 11-19-13

LISA FUTRELL
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY