This instrument prepared by:

Closing & Title Services, Inc.
533 Rivergate Parkway
Goodlettsville, TN 37072

Return to:
Stewart G. Austin, Jr.
Glankler Brown, PLLC
6000 Poplar Avenue, Suite 400
Memphis, TN 38119

Address New Owner:	Send Tax Bills To:	Map-Parcel No.
D. KATHLEEN SMITH	SAME	MAP 104-09 N
110 West End Close		PARCEL 900CO
Nashville, TN 37201		

STATE OF TENNESSEE
COUNTY OF Shelby

The actual consideration or value, whichever is greater, for this transfer is $805,000.00.

Kathleen J. Fewell
AFFIANT

Subscribed and sworn to before me, this the 1 day of May, 2012.

Laura L. Giardina
NOTARY PUBLIC

LAURA L. GIARDINA
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. SEPT. 02, 2015

My Commission Expires:

BILL GARRETT, Davidson County
Trans:T20120034859 DEEDWARRSP
Recvd: 05/11/12 09:16 3 pgs
Fees:18.00 Taxes:2978.50
20120511-0040878

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEES, and other good and valuable consideration, the receipt of which is hereby acknowledged, PINNACLE NATIONAL BANK, hereinafter called the GRANTOR, has bargained and sold, and by these presents does transfer and convey unto D. KATHLEEN SMITH, hereinafter called the GRANTEE, her heirs, representatives and assigns, a certain tract or parcel of land in Wilson County, Tennessee, described as follows, to wit:

SEE EXHIBIT "A" ATTACHED HERETO AND INCORPORATED HEREIN HE REFERENCE

This is improved property known as: 110 WEST END CLOSE, NASHVILLE, TN 37205

TO HAVE AND TO HOLD the said real property together with all appurtenances and hereditaments there unto belonging or in any wise appertaining to GRANTEE, her heirs, representatives and assigns, forever.

GRANTOR further covenants with the GRANTEE that it is lawfully seized and possessed of said land in fee simple, and has good right to convey it, and the GRANTOR further covenants and binds itself, its successors and assigns to warrant specially and forever defend the title to said real estate to GRANTEE, her heirs, representatives and assigns, against the lawful claims of all persons claiming through and under GRANTOR (other than claims arising out of the matters set forth above), but not further or otherwise. 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.

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 acknowledge that she has inspected the property and are satisfied with its condition and they accept the property "AS IS".

IN WITNESS WHEREOF, GRANTOR, by its duly authorized officer, has executed this Special Warranty Deed on the 26th day of APRIL, 2012.

PINNACLE NATIONAL BANK

BY: _____

ALLEN DIXON, SR. VICE PRESIDENT

STATE OF TENNESSEE:
COUNTY OF DAVIDSON:

Personally appeared before me, a Notary Public in and for said County and State, the within named ALLEN DIXON, AS SENIOR VICE PRESIDENT OF PINNACLE NATIONAL BANK, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the SR. VICE PRESIDENT OF PINNACLE NATIONAL BANK and is authorized by same to execute this instrument on its behalf by signing the name of ALLEN DIXON, AS SENIOR VICE PRESIDENT.

Witness my hand and official seal at Nashville, Tennessee, this 26 day of April, 2012.

_____
NOTARY PUBLIC

MY COMMISSION EXPIRES: 11/2/15

SHARON B. MOORHEAD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

CTS\SPEC-WD.WPD

EXHIBIT A

A certain condominium apartment located in Davidson County, Tennessee, being Unit No. 110, Plan of West End Close Condominium, as of record in Exhibit "A" of the Supplement and Amendment to the Master Deed of West End Close of record at Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof. Being the same property formerly described as Unit 9 in Master Deed of West End Close of record in Instrument No. 20030701-0090321, which Unit Number was changed to be Unit 110 by Supplement and Amendment to Master Deed of West End Close of record at Instrument No. 20040318-0029873, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Pinnacle National Bank by Deed in Lieu of Foreclosure from The Bacon Group, Inc. of record in Instrument No. 20110817-0063443, and by Scrivener's Affidavit correcting the legal description of record in Instrument No. 20111116-0089482, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

2012 Davidson County Taxes which constitute a lien, but are not yet due and payable until October 1, 2012. 2011 Davidson County Taxes in the amount of $12,231.02 are paid. (MAP 10409 GROUP N PARCEL 900C0)

Subject to the easements, rights and interests in favor of other unit owners and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and buildings thereon; and also including without limitations all conditions, covenants, restrictions, options, burdens, assessments, and other undertakings contained in the Master Deed and By-Laws of West End Close of record in Instrument No. 20030701-0090321, and all amendments subsequently recorded and referenced below.

Subject to the Amendment to the Master Deed of West End Close of record in Instrument No. 20030724-0103538, said Register's Office.

Subject to the Supplement and Amendment to the Master Deed of West End Close of record in Instrument No. 20031202-0173105, said Register's Office.

Subject to the Instrument of Correction to the Supplement and Amendment of West End Close of record in Instrument No. 20041005-0120026, and re-recorded in Instrument No. 20041203-0144407, said Register's Office.

Subject to Supplement and Amendment of West End Close of record in Instrument No. 20050318-0029873, said Register's Office.

Subject to the Storm Water Detention Agreement between Browning-Bacon Properties, LLC and the Metropolitan Government of Nashville and Davidson County of record in Instrument No. 20030311-0031977, said Register's Office.