BILL GARRETT, Davidson County
Trans:T20120037391 DEEDWARRSP
Recvd: 05/22/12 08:21 2 pgs
Fees:13.00 Taxes:740.00
20120522-0044104

SPECIAL WARRANTY DEED

Danielle Marie Crane
STATE OF TENNESSEE NOTARY PUBLIC
Rutherford County

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $200,000.00.

Subscribed and sworn to before me, this the 18th day of May, 2012.

Notary Public

My Commission Expires: 5/18/13

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:
Ardavan Afrakhteh	104-05-0-025.00	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 (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Ardavan Afrakhteh (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:

Being Lot No. 11 on the plan of West Grove Subdivision, of record in Book 421, page 85, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot fronts 67-1/2 feet on the northerly side of Minnesota Avenue formerly Murphy Road and runs back between parallel lines 164.4 feet, along the westerly margin of 38th Avenue North, to an alley in the rear.

Being the same property conveyed to GreenBank by Trustee's Deed of record in Instrument No. 20110711-0052751, 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 18th day of May, 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 17th day of May, 2012.

_____
NOTARY PUBLIC

My Commission Expires: Aug 10 2014

KAREN G. JADOOBIRSINGH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires August 10, 2014

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