NAME AND ADDRESS OF NEW OWNER:
Steven D. Bowers and wife,
Annjecole G. Bowers
1143 Fitzpatrick Rd.
Nashville, TN 37214

SEND TAX NOTICES TO:
SWBC Mortgage
9311 San Pedro, Ste 100
San Antonio, TX 78216

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel 108040A12300CO

Davidson County DEEDWARRSP
Recvd: 05/29/12 11:36 3 pgs
Fees:18.00 Taxes:444.00
20120529-0046087

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **Pinnacle National Bank**, has this day bargained and sold and does hereby transfer and convey unto **Steven D. Bowers** and wife, **Annjecole G. Bowers**, their heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot No. 70 on the Final Plat of Phase II, Section IV A, Villages of Larchwood, of record in Instrument No. 20000925-0096098, amending Plat Book 7900, page 847, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description.
>
> Being the same property conveyed to Pinnacle National Bank by deed from George H. White, Successor Trustee, appearing of record in Instrument No. 20120228-0017182, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to Restrictive Covenants of record in Instrument No. 20000928-0096105, and Book 10715, page 160, both of record in said Register's Office; to a Charter for Homeowner's Association of record in Book 10715, page 160, of said Register's Office; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This property has an address of 1143 Fitzpatrick Road, Nashville, Tennessee 37214.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantees, their heirs and assigns, forever.

The undersigned covenants with the said grantees that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and warrants the title against all persons claiming under Grantor and that it is unencumbered except by lien of the 2012 real property taxes, with the grantees to pay said taxes when due.

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, grantees acknowledge that they have inspected the property and are satisfied with its condition and they accept the property "as is".

WITNESS MY HAND on this 25th day of May, 2012.

Pinnacle National Bank

By: _____ A.V.P.
James V. Gregory, Assistant Vice President

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared James V. Gregory, 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 Pinnacle National Bank, the within named bargainor, a corporation, and that he as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Assistant Vice President.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 25th day of May, 2012.

George H. White
Notary Public

My commission expires: 11/19/13

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$120,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Sworn to and subscribed before me on this 25th day of May, 2012.

Victoria Jenkins
Notary Public

My commission expires: 3/1/16

VICTORIA JENKINS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY, TENN.

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.