WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120074948 DEEDWARR
Recvd: 10/03/12 10:45 2 pgs
Fees: 13.00 Taxes: 2166.35

20121003-0090432

G-FSR-12-705

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $585,500.00

Affiant

Subscribed and sworn to before me, this 28th DAY OF September, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian Driskell	Pinnacle National Bank (NAME)	
705 Clearview Drive (ADDRESS)	150 3rd Avenue South Suite 900 (ADDRESS)	
Nashville, TN 37205 (CITY) (STATE) (ZIP)	Nashville, TN 37201 (CITY) (STATE) (ZIP)	116-4-86.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we CAROL F. SUZUKI, UNMARRIED, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto BRIAN DRISKELL AND WIFE, POPPY DRISKELL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE NORTHERLY PART OF LOT NO. 34 ON THE MAP OF CLEARVIEW SUBDIVISION, AS OF RECORD IN BOOK 843, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DESCRIBED ACCORDING TO A SURVEY MADE BY JAMES A. HAMILTON, JR., SURVEYOR, JULY 21, 1949, AS FOLLOWS:

BEGINNING ON THE NORTHWESTERLY MARGIN OF CLEARVIEW DRIVE AT THE CORNER OF LOTS 33 AND 34; THENCE WITH THE LINE BETWEEN SAID TWO LOTS NORTHWESTWARDLY 216.3 FEET; THENCE SOUTHWARDLY 268 FEET TO THE NORTHWEST CORNER OF THE PROPERTY CONVEYED TO W. J. WALLACE BY DEED FROM FREDERICK E. COWDEN AND WIFE, AS OF RECORD IN BOOK 1785, PAGE 355; THENCE WITH THE NORTHERLY LINE OF SAID WALLACE PROPERTY EASTWARDLY 44.5 FEET, MORE OR LESS, TO THE NORTHWESTERLY MARGIN OF CLEARVIEW DRIVE; THENCE WITH SAME NORTHEASTWARDLY 197.4 FEET TO THE BEGINNING.

BEING THE SAME PROPERTY CONVEYED TO KAZUHIRO J. SUZUKI AND WIFE, CAROL F. SUZUKI BY WARRANTY DEED FROM ROBERT A. ULLRICH AND WIFE, CELIA H. ULLRICH, RECORDED ON THE 14TH DAY OF NOVEMBER, 1980 IN DEED BOOK 5678, PAGE 388, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE. KAZUHIRO J. SUZUKI HAVING SINCE DIED ON SEPTEMBER 17, 2011 LEAVING CAROL F. SUZUKI AS THE SURVIVING TENANT BY THE ENTIRETY.

THIS CONVEYANCE IS SUBJECT TO ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD INCLUDING THOSE LISTED IN PLAT BOOK 843, PAGE 8, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

unimproved ( )
This is improved (X) property, known as 705 Clearview Drive, Nashville, Tennessee 37205
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my/our hand(s) this 28th day of September, 2012.

Carol F. Suzuki

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Carol F. Suzuki, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 28th day of September, 2012.

Notary Public

My Commission Expires: 5-20-14

(SEAL)

JOHN GLEAVES
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENN.

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903