NAME AND ADDRESS OF NEW OWNER:
Vern Fross
1244 Temple Ridge Drive
Nashville, Tennessee 37221

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

SEND TAX NOTICES TO:
Owner

Map & Parcel 129140A14400

**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 Bank** (formerly Pinnacle National Bank), has this day bargained and sold and does hereby transfer and convey unto **Vern Fross**, his 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 Unit No. 114 on the Plan of Wessex Towers Condominium Apartments, of record in Plat Book 5200, pages 142 and 143, Register's Office for said County, to which plan reference is made for a more complete description, together with the appurtenant interest in the common elements of Wessex Towers Condominium, a horizontal property regime established by Master Deed of record in Book 5414, page 634, as amended in Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829 and re-recorded in Book 9935, page 486, Book 10705, page 777, and Instrument No. 20011127-0129399, said Register's Office.
>
> Being the same property conveyed to Pinnacle National Bank by deed from George H. White, Successor Trustee, appearing of record in Instrument No. 20120515-0041965, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to Restrictive Covenants of record in Book 5414, page 634, Book 5599, page 39, Book 5792, page 982, Book 6478, page 742, Book 6935, page 829, Book 9935, page 486, Book 10705, page 777, and Instrument No. 20011127-0129399, 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 6666 Brookmont Terrace, Unit 114, Nashville, Tennessee 37205.

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

The undersigned covenants with the said grantee 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 which will prorated by the parties, with the grantor to pay said taxes when due.

BILL GARRETT, Davidson County
Trans:T20120086340 DEEDWARRSP
Recvd: 11/13/12 10:44 2 pgs
Fees:13.00 Taxes:250.78
20121113-0104141

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 acknowledges that he has inspected the property and is satisfied with its condition and he accepts the property "as is".

WITNESS MY HAND on this 9th day of November, 2012.

Pinnacle Bank

By: _____
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 Bank, the within named bargainor, a state-chartered Tennessee Bank, and that he as such Assistant Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the bank by himself as Assistant Vice President.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 9th day of November, 2012.

_____
Notary Public

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 2-22-15

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$67,777.50**, 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 9th day of November, 2012.

_____
Notary Public

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

My commission expires: 2-22-15