NAME AND ADDRESS OF NEW OWNER:
David Schenkel
6121 Nolensville Rd
Nashville, TN 37211

SEND TAX NOTICES TO:
Owner

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

Map & Parcel 14805017600

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), a state-chartered Tennessee Bank, has this day bargained and sold and does hereby transfer and convey unto **David Schenkel**, 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 Lot No. 37 on the Plan of Haywood Heights, Section 2, of record in Book 2663, page 13, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.
>
> Being the same property conveyed to Pinnacle National Bank by deed from George H. White, Successor Trustee, appearing of record in Instrument No. 20111018-0080886, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to Restrictive Covenants of record in Book 5492, page 281, and Book 2640, page 447, both of record in said Register's Office; to a Sewer Easement of record in Book 6434, page 957, of said Register's Office; to a Driveway Easement of record in Book 5492, page 281, of said Register's Office; to all restrictions, conditions, reservations and covenants of record; 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 352B Leo Lane, Nashville, Tennessee 37211.

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 be prorated by the parties with the grantor 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, grantee acknowledges that he has inspected the property and is satisfied with its condition and he accepts the property "as is".

BILL GARRETT, Davidson County
Trans:T20120086347 DEEDWARRSP
Recvd: 11/13/12 10:53 2 pgs
Fees:13.00 Taxes:14.76
20121113-0104165

MR-12276

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

My commission expires: 2-22-15

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$3,990.00**, 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 9th day of November, 2012.

_____
Notary Public

My commission expires: 2-22-15

MARY M. RICHARDSON STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

MR-12276