BILL GARRETT, Davidson County
Trans:T20130007053 DEEDWARRSP
Recvd: 01/25/13 13:04 3 pgs
Fees:18.00 Taxes:1258.00
20130125-0008302

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
THE FRIDRICH BUILDING, FIRST FLOOR
2909 POSTON AVENUE
NASHVILLE, TN 37203
(615) 460-7478

SPECIAL

WARRANTY DEED

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $340,000.00

Affiant

Subscribed and sworn to before me as of the 18th day of January, 2013.

Notary Public

My Commission Expires: _____

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAY 6, 2013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL #
Douglas and Leigh Ann McInnis 7464 River Rd. Nashville, TN 37209	SAME	89-63.00

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee," and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **FIRST TENNESSEE BANK, NATIONAL ASSOCIATION,** a Tennessee banking corporation hereinafter referred to as "Grantor," has bargained and sold, and by these presents does transfer and convey unto **DOUGLAS ARTHUR MCINNIS AND LEIGH ANN MCINNIS, HUSBAND AND WIFE,** their heirs and/or assigns, hereinafter referred to as "Grantee," a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land located in the Second Civil District of Nashville, Davidson County, Tennessee, being Lot Number 13 on the Plan of the Final Plat of River Road Estates, of record in Instrument Number 20010424-0040684, as corrected by Surveyors Certificate of Correction of record in Instrument Number 20071226-0146909, Register's Office for Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an iron pin set in the Westerly margin of River Road, said pin being Northerly 441.75 feet along said margin from the common corner with John Heath, Jr. of record in Deed Book 1678, page 217, Register's Office of Davidson County, Tennessee. Thence with said margin and a curve concave to the East having a central angle of 15 degrees 15 minutes 55 seconds a radius of 1175.92 and a chord of South 00 degrees 01 minutes 26 seconds East, 312.37 feet to an arc length of 313.30 feet to a point; thence North 82 degrees 20 minutes 37 seconds East, 5.00 feet to a point; thence South 07 degrees 39 minutes 24 seconds East, 110.41 feet to a point; thence, with a curve concave to the West having a central angle of 01 degrees 27 minutes 50 seconds, a radius of 691.20 feet and a chord of South 06 degrees 55 minutes 29 seconds East, 17.66 feet for an arc length of 17.66 feet to a point; thence, leaving River Road with Lot Number 12, North 81 degrees 48 minutes 13 seconds West, 1027.32 feet to an iron pin set; thence with Lot Number 12, North 15 degrees 35 minutes 47 seconds West 251.98 feet to an iron pin set; thence, with Lot Number 11, North 19 degrees 33 minutes 54 seconds East 204.51 feet to an iron pin at

the Southwest corner of Lot Number 14; thence, with Lot Number 14, South 81 degrees 48 minutes 13 seconds East 1004.45 feet to the point of beginning.

Being the same property conveyed to First Tennessee Bank by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record at Instrument No. 20121015-0094164, Register's Office for Davidson County, Tennessee, dated August 1, 2012 and recorded on October 15, 2012.

This is improved property known as: 7464 River Road, Nashville, TN 37209.

TO HAVE AND TO HOLD the real property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantee, their successors, heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the real property in fee simple, and Grantor has a good right to convey the real property; subject to the matters listed on the attached Exhibit A.

And Grantor further covenants with Grantee that Grantor, its successors and assigns, will warrant and forever defend the title to the real property to Grantee, their successors, heirs and/or assigns, as against all acts of the Grantor herein, and every person claiming by through and under Grantor, and no other.

Grantee hereunder accepts title to the real property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantor as to any matter whatsoever except as set forth herein, and by accepting this deed, Grantee represents and warrants that they have conducted their own due diligence with regard to the real property and matters of title related to the real property, and represents and warrants that they have not relied on any statement or action made by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN WITNESS WHEREOF, Grantor has set its hand and seal the day and year first above written.

GRANTOR:

FIRST TENNESSEE BANK, NATIONAL ASSOCIATION,
a Tennessee Banking Corporation:

BY: _____
WESLEY E. PAYNE,
TITLE: ASSISTANT VICE PRESIDENT, CREDIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a notary public in and for said County and State, **WESLEY E. PAYNE**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Assistant Vice President, Credit of **First Tennessee Bank, National Association**, a Tennessee banking corporation, the within named bargainor, and that he in such capacity, and on behalf of the said corporation, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Assistant Vice President, Credit.

Witness my hand and official seal in Nashville, Tennessee this 18th day of January, 2013.

_____
Notary Public

LINDA F. BURNSED
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires MAY 6, 2013

EXHIBIT "A"

1. Taxes for the year 2013 and subsequent years.

2. If improvements are completed after January 1 of any year, the law requires supplemental assessment for the year in which improvements are completed as defined by statute. We assume no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated, Section 67-5-603 et seq.

3. Subject to all matters shown on the Plan of record in Instrument Number 20010424-0040684, as corrected by Surveyor's Certificate of Correction of record in Instrument Number 20071226-0146909, Register's Office for Davidson County, Tennessee.

4. Restrictions and easements of record in Book 11001, Page 983, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

5. Private Roadway Easement of record in Book 11001, Page 989, in the Register's Office for Davidson County, Tennessee.

6. Ingress & Egress and Utilities Easement of record in Instrument Number 20010117-0004874, in the Register's Office for Davidson County, Tennessee.

7. Restrictive Covenants for Detached Structure of record in Instrument Number 200107030070424, in the Register's Office for Davidson County, Tennessee.

8. By-Laws of The River Road Property Owners Association of record in Instrument Number 19991214-0303054, in the Register's Office for Davidson County, Tennessee.