SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20130019355 DEEDWARRSP
Recvd: 03/11/13 08:36 4 pgs
Fees: 23.00 Taxes: 814.00

20130311-0023597

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $220,000.00.

Holly Summers

Subscribed and sworn to before me, this the 7th day of March, 2013.

Notary Public

My Commission Expires: _____

MISTY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 05/17/2015

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	Map-Parcel Numbers:	Send Tax Bills To:
Wagih Roshdy Yassa Sonbol 1190 Grafton Drive Franklin, TN 37069	See Attached Exhibit A	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Capital Bank, N.A., successor by merger to GreenBank (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Wagih Roshdy Yassa Sonbol (herein referred to as "Grantee"), his/her/their heirs and representatives/its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Land in Davidson County, Tennessee, being Lots No. 109 – 124; 131 – 136; 137 – 141; 142 – 161 on the Plan of Berkley Hall Section Two, formerly known as Hickory Highlands, PUD Phase II as shown on the Master Deed to Berkley Hall Townhomes appearing of record in Instrument No. 20061127-0146201, as amended in Instrument No. 20070705-0079992, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to GreenBank by Substitute Trustee's Deed of record as Instrument No. 20090925-0089343, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his/her/their heirs and representatives/its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2013 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, his heirs and representatives, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 7 day of March, 2013.

GRANTOR:

CAPITAL BANK, N.A.

By: _____
Jim D. Evans
Senior Vice President

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Jim D. Evans, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of Capital Bank, N.A., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 7 day of March, 2013.

_____
NOTARY PUBLIC

My Commission Expires: 12/23/14

JENNIFER COLLIGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

{00872466.1 }

EXHIBIT A

Map/Parcel	Street Address
163020B11700CO	600 Pippin Drive, Antioch, TN 37013
163020B11800CO	602 Pippin Drive, Antioch, TN 37013
163020B11900CO	604 Pippin Drive, Antioch, TN 37013
163020B12000CO	606 Pippin Drive, Antioch, TN 37013
163020B12100CO	608 Pippin Drive, Antioch, TN 37013
163020B12200CO	610 Pippin Drive, Antioch, TN 37013
163020B12300CO	612 Pippin Drive, Antioch, TN 37013
163020B12400CO	614 Pippin Drive, Antioch, TN 37013
163020B12500CO	616 Pippin Drive, Antioch, TN 37013
163020B12600CO	620 Pippin Drive, Antioch, TN 37013
163020B12700CO	622 Pippin Drive, Antioch, TN 37013
163020B12800CO	624 Pippin Drive, Antioch, TN 37013
163020B12900CO	626 Pippin Drive, Antioch, TN 37013
163020B13000CO	628 Pippin Drive, Antioch, TN 37013
163020B13100CO	630 Pippin Drive, Antioch, TN 37013
163020B13200CO	632 Pippin Drive, Antioch, TN 37013
163020B13900CO	646 Pippin Drive, Antioch, TN 37013
163020B14000CO	648 Pippin Drive, Antioch, TN 37013
163020B14100CO	650 Pippin Drive, Antioch, TN 37013
163020B14200CO	652 Pippin Drive, Antioch, TN 37013
163020B14300CO	654 Pippin Drive, Antioch, TN 37013
163020B14400CO	656 Pippin Drive, Antioch, TN 37013
163020B14500CO	700 Pippin Drive, Antioch, TN 37013
163020B14600CO	702 Pippin Drive, Antioch, TN 37013
163020B14700CO	704 Pippin Drive, Antioch, TN 37013
163020B14800CO	706 Pippin Drive, Antioch, TN 37013
163020B14900CO	708 Pippin Drive, Antioch, TN 37013
163020B15000CO	710 Pippin Drive, Antioch, TN 37013
163020B15100CO	712 Pippin Drive, Antioch, TN 37013
163020B15200CO	714 Pippin Drive, Antioch, TN 37013
163020B15300CO	716 Pippin Drive, Antioch, TN 37013
163020B15400CO	718 Pippin Drive, Antioch, TN 37013
163020B15500CO	720 Pippin Drive, Antioch, TN 37013
163020B15600CO	722 Pippin Drive, Antioch, TN 37013
163020B15700CO	724 Pippin Drive, Antioch, TN 37013
163020B15800CO	728 Pippin Drive, Antioch, TN 37013
163020B15900CO	730 Pippin Drive, Antioch, TN 37013
163020B16000CO	732 Pippin Drive, Antioch, TN 37013
163020B16100CO	734 Pippin Drive, Antioch, TN 37013
163020B16200CO	736 Pippin Drive, Antioch, TN 37013
163020B16300CO	737 Pippin Drive, Antioch, TN 37013

163020B16400CO	738 Pippin Drive, Antioch, TN 37013
163020B16500CO	740 Pippin Drive, Antioch, TN 37013
163020B16600CO	742 Pippin Drive, Antioch, TN 37013
163020B16700CO	744 Pippin Drive, Antioch, TN 37013
163020B16800CO	746 Pippin Drive, Antioch, TN 37013
163020B16900CO	748 Pippin Drive, Antioch, TN 37013