SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130022554 DEEDWARRSP
Recvd: 03/20/13 08:40 4 pgs
Fees:23.00 Taxes:1665.00
20130320-0027403

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$450,000.00**

Michael J. Hale, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 15 MARCH, 2013

Leslie Garside
Notary Public

MY COMMISSION EXPIRES: 12/23/14
(AFFIX SEAL)

LESLIE GARSIDE
STATE OF TENNESSEE NOTARY PUBLIC
MADISON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Ernest B. Williams IV, PLLC
Ernest B. Williams, IV, Esquire
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael J. Hale & Heather Hale 5231 Granny White Pk Nashville, TN 37220	Same as owner	**145-10-0-046**

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, RELIANT BANK, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO MICHAEL J. HALE AND WIFE HEATHER HALE, HEREINAFTER CALLED THE GRANTEE(S), GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED IN **EXHIBIT A**, ATTACHED.

This is X improved □ unimproved property, known as **5231 Granny White Pike, Nashville, TN 37220**

This Property Is Unencumbered, except As Set Forth In Exhibit B.

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 claiming by and through the GRANTOR(S), but not otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 15th day of March, 2013

Reliant Bank

By: _____
J. Richard Belote, Jr.,
Senior Vice President, Special Assets Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned a Notary Public of the State and County aforementioned, personally appeared J. Richard Belote, Jr., 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 Senior Vice President, Special Assets Manager of Reliant Bank, a Tennessee banking corporation and as such Senior Vice President, Special Assets Manager, executed the foregoing instrument for the purpose therein contained, and acknowledged the instrument to be the free act and deed of Reliant Bank.

WITNESS my hand and seal, this 15th day of March, 2013

_____
Notary Public
My Commission Expires:

JANE C. LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2016

Personally known: ✓ or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: 5231 Granny White Pike, Nashville, TN

Map/Parcel: **145-10-0-046**

Description:

Land in Davidson County, Tennessee, being Lot(s) 1, as shown on the map entitled the Plan of Section 1, Brigid Ann Heights, of record in Plat Book 4595, page 154, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to RELIANT BANK, by deed from MICHAEL B. SCHWEGLER, TRUSTEE, of record in Instrument No. 20130130-0009794, dated January 29, 2013, said Register's Office.

Exhibit B
Exceptions

1. General or special taxes and assessments required to be paid in the year 2013 and subsequent years for Map-Par. 145-10-0-046.00.

   If improvements are completed after January 1 of any year the law requires supplemental assessments for the year in which improvements are completed, as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of Tennessee Code Annotated sections 67-5-603, et seq.

2. Matters shown on the Plan of record in Plat Book 4595, page 154, said Register's Office.