#1813
Map 117-16-0
Parcel 042.00

Davidson County DEEDWARRSP
Recvd: 03/21/13 15:06 3 pgs
Fees:18.00 Taxes:999.00
20130321-0028228

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $270,000.00.

Affiant

Subscribed and sworn to before me this the 21st day of March, 2013.

ANGELA G. BATSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires January 6, 2014

My Commission Expires: 1-6-2014

Notary Public

THIS INSTRUMENT PREPARED BY:
Touchstone Title & Escrow, LLC, 9127 Crossroads Blvd., Suite 104, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: |
|---|---|
| Dennis Maltosky Productions, Inc. | "New Owner" |
| (Name) | (Name) |
| 103 Brigham Court | |
| (Street Address) | (Street Address) |
| White House, TN 37188 | |
| (City) (State) (Zip Code) | (City) (State) (Zip Code) |

# SPECIAL WARRANTY DEED

**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, **Regions Bank, as Trustee of the Robert Dorman Balch, Jr. Revocable Trust, established by Robert Dorman Balch, Jr.**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Dennis Matkosky Productions, Inc., Defined Benefit Pension Plan**, hereinafter called the "Grantee", her heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 13, Block M, Maplehurst, as shown on plat of record in Plat Book 843, Pages 22 and 23, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

BEING the same property conveyed by Quitclaim Deed from Robert Dorman Balch, Jr. a/k/a Robert D. Balch, Jr., to Mary O. Boyd, as trustee of the Robert Dorman Balch, Jr. Revocable Trust, established by Robert Dorman Balch, Jr. under Agreement dated February 19, 2003, as recorded on the 28th day of February, 2003, of record in Instrument No. 20030228-0026905; Last Will and Testament, as recorded on the 4th day of May, 2001, of record in Instrument No. 20010504-0046420; Quitclaim Deed from The Estate of Mae Windrow Espey, acting by and through its duly qualified and appointed representatives, and the Louise Windrow Waters GS Trust, as established under the Will of Mae Windrow Espey to Mary Windrow Balch, as recorded on the 18th day of December, 1996,

of record in Deed Book 10293, Page 539 and Warranty Deed from Citizens Realty Company to Mrs. Mae W. Espey, as recorded on the 10th day of December, 1937, of record in Deed Book 1072, Page 48, Register's Office for Davidson County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, and easements and rights for public utilities applicable to this property; and taxes for the current year which have been prorated and assumed by the Grantee(s) herein.

THIS is improved property, known as: 1226 Grandview Drive, Nashville, TN 37215.

**TO HAVE AND TO HOLD** the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this Deed, accepts the property "as is" and "where is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**IN WITNESS WHEREOF,** the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 21st day of March, 2013.

REGIONS BANK, AS TRUSTEE

BY: Thomas A. Allen

Thomas A. Allen, Vice President

STATE OF TENNESSEE )
COUNTY OF WILLIAMSON )

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas A. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Vice President of Regions Bank, the within-named bargainor, a banking corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by himself as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 21st day of March, 2013.

KIMBERLY HOLLINGSHEAD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires January 27, 2015

Notary Public

My Commission Expires: _____

*Certificate of Authenticity*

*I,* Kim Hollingshead *, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.*

*Signature*

*State of* Tennessee

*County of* Williamson

*Personally appeared before me,* Angela G. Batson *, a notary public for this county and state,* Kim Hollingshead *who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.*

Angela G. Batson

*Notary's Signature*

*My Commission Expires:* 1-6-2014

*Notary's Seal (If on paper)*

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires January 6, 2014