| This Instrument Prepared By and Return to: | Name and Address of Property Owner: | Property Address: |
|---|---|---|
| | | 1008 and 1010 Trinity Lane |
| James C. Cotey<br>Stites & Harbison, PLLC<br>401 Commerce Street, Suite 800<br>Nashville, TN 37219 | Monique Scuderi<br>6027 Woodland Hills Drive<br>Nashville, Tennessee 37211 | Nashville, Tennessee 37216 |
| Mail Tax Bills to: | BILL GARRETT, Davidson County<br>Trans:T20130035071 DEEDWARRSP<br>Recvd: 04/29/13 14:19 4 pgs<br>Fees:23.00 Taxes:1665.00<br>20130429-0042480 | Tax Parcel ID#: |
| Monique Scuderi<br>6027 Woodland Hills Drive<br>Nashville, Tennessee 37211 | | 72-05-122<br>72-05-123 |

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**SPECIAL WARRANTY DEED**

THIS INDENTURE, made and entered into as of the 29th day of April, 2013, by and between PINNACLE BANK F/K/A PINNACLE NATIONAL BANK, a Tennessee banking corporation ("Grantor") and MONIQUE SCUDERI ("Grantee");

**W I T N E S S E T H:**

That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of which are hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto Grantee the following described real estate (the "Property") situated and being in the County of Davidson, State of Tennessee:

See **Exhibit A** attached hereto and made a part hereof.

Being the same property conveyed to Grantor by Deed recorded as Instrument No. 20120208-0011163, in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the Property together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantee, its successors and assigns, in fee simple forever.

Grantor conveys the Property, including any after-acquired title of Grantor, free of encumbrances created or suffered by Grantor, except those encumbrances set forth in this Special Warranty Deed, and Grantor does hereby warrant and forever defend the title to the Property to Grantee and its successors and assigns against the lawful claims of all persons claiming by, through or under a conveyance by Grantor, but not further or otherwise.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

WITNESS the execution of this Indenture by Grantor the day and year first above written.

PINNACLE BANK, a Tennessee banking corporation

By: Allen Dixon

Allen Dixon, Senior Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, a Notary Public within and for said State and County, duly commissioned and qualified, personally appeared Allen Dixon, with whom I am personally acquainted, and who upon oath acknowledged himself to be Senior Vice President of PINNACLE BANK, the within named bargainor, a Tennessee banking corporation and that he as such Senior Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of PINNACLE BANK by himself as Senior Vice President.

WITNESS my hand and official seal at office this 29th day of April, 2013.

Sharon K. Staley

NOTARY PUBLIC

My Commission Expires:

SHARON K. STALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

I, or we, hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $450,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

SUBSCRIBED and sworn to before me this 29TH day of April, 2013.

Notary Public

My Commission Expires:

SHARON K. STALEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires OCT. 18, 2016

EXHIBIT A TO SPECIAL WARRANTY DEED

Legal Description

**TRACT ONE:**

Land in Davidson County, Tennessee, being Lot No. 4 on the Map showing the resubdivision of Lot No. 41 on the Plan of Dr. E.T. Brown's Subdivision of the J.B. King Land, of record in Book 332, page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

**TRACT TWO:**

Land in Davidson County, Tennessee, being Lot No. 3 on the Map showing the resubdivision of Lot No. 41 on the Plan of Dr. E.T. Brown's Subdivision of the J.B. King Land, of record in Book 332, page 69, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

TRACT ONE AND TRACT TWO BEING the same property conveyed to PINNACLE BANK F/K/A PINNACLE NATIONAL BANK, by Substitute Trustee's Deed dated February 6, 2012, of record as Instrument No. 20120208-0011163, Register's Office for Davidson County, Tennessee.