NAME AND ADDRESS OF NEW OWNER:
H.G. Hill Realty Company, LLC
3011 Armory Drive, Suite 130
Nashville, Tennessee 37204

SEND TAX NOTICES TO:
Owner

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map/Parcel: 09216018900

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, the undersigned, **George Howse White** and **Pinnacle Bank** (f/k/a Pinnacle National Bank), **Co-Executors for the Estate of Susan Boardman Ridley** (f/k/a Susan Ridley Baer) **and Co-Trustees of the Susan Boardman Ridley Children's Trust and Co-Trustees of the Susan Boardman Ridley Grandchildren's Trust**, have this day bargained and sold and do hereby transfer and convey unto **H.G. Hill Realty Company, LLC**, a Tennessee Limited Liability Company, its successors and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

TRACT NO. 1: Being Lot No. 9 on the map of J. W. Lawless' Subdivision of Lot No. 145 of the Boyd Home Tract, as of record in Book 161, page 36, Register's Office for Davidson County, Tennessee.

Said Lot No. 9 fronts 50 feet on the southerly side of Broadway, formerly Broad Street and runs back 115 feet on the easterly line and 103.3 feet on the westerly line to Division, formerly Shields Street, upon which it measures 50.9 feet.

TRACT NO. 2: Being Lot No. 10 on the map of J. W. Lawless' Subdivision of Lot No. 145 of the Boyd Home Tract, as of record in Book 161, page 36, Register's Office for said County.

Said Lot No. 10 fronts 50 feet on the southerly side of Broadway, formerly Broad Street and runs 103.3 feet on the easterly line and 91.7 feet on the westerly line to Division, formerly Shields Street, upon which it measures 50.9 feet.

Being the same property conveyed to Susan Ridley Baer by deed from William David Harrison and wife, Sheila Ann Harrison, appearing of record in Book 5188, page 643, of said Register's Office. Susan Ridley Baer was later divorced on April 7, 1978, in Sumner County Circuit Court File No. 6209 and at that time was restored to her maiden name of Susan Boardman Ridley. Susan Boardman Ridley died testate on October 5, 2012. Her Last Will and Testament filed for record in Will Book 53, page 571, County Clerk's Office for Rutherford County names George H. White and Pinnacle National Bank (now Pinnacle Bank) as Co-Executors of her Estate. By Order entered March 17, 2013, the sale of this property was approved by the County Court and George H. White and Pinnacle Bank (f/k/a Pinnacle National Bank), as Co-Executors, are authorized to execute this deed conveying said property from the Estate of Susan Boardman Ridley to H.G. Hill Realty Company, LLC.

This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid

BILL GARRETT, Davidson County
Trans:T20130035680 DEEDWARRSP
Recvd: 04/30/13 15:19 4 pgs
Fees:23.00 Taxes:3237.50
20130430-0043195

subdivision plat; and to the zoning regulations of the appropriate governmental body. See Exhibit "A" attached for Permitted Exceptions.

This is improved property having an address of 1917 Broadway, Nashville, Tennessee 37203.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, its successors and assigns, forever.

The undersigned covenants with the said grantee that they are lawfully seized and possessed of said real estate; that they have a good right to convey the same, and warrants the title against all persons claiming under grantor and that it is unencumbered except by lien of the 2013 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

WITNESS OUR HANDS on this 24th day of April, 2013.

George Howse White

George Howse White, Co-Executor of the Estate of Susan Boardman Ridley and Co-Trustee of the Susan Boardman Ridley Children's Trust and Co-Trustee of the Susan Boardman Ridley's Grandchildren's Trust

Pinnacle Bank (f/k/a Pinnacle National Bank), Co-Executor of the Estate of Susan Boardman Ridley and Co-Trustee of the Susan Boardman Ridley Children's Trust and Co-Trustee of the Susan Boardman Ridley's Grandchildren's Trust

By: Charlotte A. Csabi

Charlotte A. Csabi, Senior Vice President and Trust Advisor of Pinnacle Bank

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

On this the 24th day of April, 2013, before me personally appeared George Howse White, Co-Executor of the Estate of Susan Boardman Ridley and Co-Trustee of the Susan Boardman Ridley Children's Trust and Co-Trustee of the Susan Boardman Ridley's Grandchildren's Trust, to me known (or proved to me on the basis of satisfactory evidence) to be the person who executed the foregoing instrument, and acknowledged that he executed the same as his free act and deed.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 24th day of April, 2013.

Notary Public

My commission expires: 2/22/2015

CHRISTOPHER L. KELLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

MY COMMISSION EXPIRES: 02/22/2015

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Charlotte A. Csabi, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged herself to be Senior Vice President and Trust Advisor of Pinnacle Bank, Co-Executor of the Estate of Susan Boardman Ridley and Co-Trustee of the Susan Boardman Ridley Children's Trust and Co-Trustee of the Susan Boardman Ridley's Grandchildren's Trust, the within named bargainor, a state-chartered Tennessee Bank, and that she as such Senior Vice President and Trust Advisor of Pinnacle Bank, Co-Executor of the Estate of Susan Boardman Ridley and Co-Trustee of the Susan Boardman Ridley Children's Trust and Co-Trustee of the Susan Boardman Ridley's Grandchildren's Trust, executed the foregoing instrument for the purposes therein contained, by signing the name of the Pinnacle Bank by herself as Senior Vice President and Trust Advisor of Pinnacle Bank, Co-Executor of the Estate of Susan Boardman Ridley and Co-Trustee of the Susan Boardman Ridley Children's Trust and Co-Trustee of the Susan Boardman Ridley's Grandchildren's Trust.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 24th day of April, 2013.

Notary Public

CHRISTOPHER L. KELLY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF RUTHERFORD

My commission expires: 2/22/2015

MY COMMISSION EXPIRES: 02/22/2015

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$875,000.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 25th day of April, 2013.

Notary Public

My commission expires: 7-8-13

STEVEN T. MORRIS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JULY 8, 2013

MR-13104

EXHIBIT "A"
Permitted Exceptions

A. The 2013 Davison County property taxes and taxes for subsequent years are a lien but are not yet due and payable.

B. Subject to all matters shown on the survey and plat of same appearing of record in Book 161, page 36, of the Register's Office of Davidson County, Tennessee.