SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130065043 DEEDWARRSP
Recvd: 07/30/13 13:42 2 pgs
Fees:13.00 Taxes:457.32
20130730-0079236

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $123,600.00.

Subscribed and sworn to before me, this the 25th day of July, 2013.

Notary Public

My Commission Expires: 5-2-2016

Angela K. Robertson State of Tennessee Notary Public Williamson County

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:
Christian C. Bennerman 301 South Premier Park Drive, #201 Nashville, TN 37211	092-05-0-132.00	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. (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Christian C. Bennerman (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:

Being the southerly 50 feet of the northerly 100 feet of the westerly part of Block 31, on the Resubdivision of Midway Plan, of record in Book 421, page 11, Registers' office for Davidson County, Tennessee, more particularly described as follows:

Beginning at a point on the southeast corner of the intersection of 33rd Avenue North and Albion Street (formerly Eden Street), thence easterly with the south margin of Albion Street 150 feet to an alley; thence southerly along said alley 50 feet to a point; thence westerly, parallel to the south margin of Albion Street 150 feet to the east margin of 33rd Avenue North; thence with the east margin of same northerly 50 feet to the point of beginning.

Being the same property conveyed to Capital Bank, N.A. by Trustee's Deed of record in Instrument No. 20130103-0001021, 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/her/their heirs and representatives/its successors and assigns, 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 24 day of July, 2013.

GRANTOR:

CAPITAL BANK, N.A.

By:_____
Jim D. Evans
Senior Vice President

STATE OF TENNESSEE)
COUNTY OF Williamson)

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 24 day of July, 2013.

NOTARY PUBLIC

TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TENN.

My Commission Expires December 22, 2013

My Commission Expires:_____

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