This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 410
Nashville, TN 37203

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Colin K. Feeney	Same	MAP
1701 Bakers Grove Rd.		PARCEL 137-00-0-008.00
Hermitage, TN 37076		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Avenue Bank**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Colin K. Feeney and wife Amber Cher Brooks** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of 1701 Bakers Grove Road of record in Plat Book 8250, Page 406, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being the same property conveyed to Avenue Bank by Successor Trustee's Deed from Maximillian R. Loosen, as Successor Trustee of record at Instrument No. 20130621-0064096, Register's Office for Davidson County, Tennessee, dated June 21, 2013 and recorded on June 21, 2013.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 1701 Bakers Grove Rd., Hermitage, TN 37076.

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, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

BILL GARRETT, Davidson County
Trans:T20130082509 DEEDWARRSP
Recvd: 09/24/13 10:35 2 pgs
Fees:13.00 Taxes:444.00
20130924-0100258

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 20 day of September, 2013.

Avenue Bank

By: _____ E.V.P.

Its: E.V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, JAMES P. MCCANN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the EXECUTIVE VICE PRESIDENT of **Avenue Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 20th day of September, 2013.

_____
Notary Public

JAMES A. WAECHTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN.

My Commission Expires: 1-9-16

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $120,000.00.

_____
Affiant

Subscribed and sworn to before me this 20th day of September, 2013.

_____
Notary Public

My Commission Expires:

GAIL C. VICTORY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES:
September 9, 2014

Record and return to:
Victory Title & Escrow, LLC
695 President Pl., Ste. 203
Smyrna, TN 37167
VT13000547