Davidson County DEEDWARRSP Recvd: 11/13/13 12:28 3 pgs Fees:18.00 Taxes:1665.00 **20131113-0117274**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is $450,000.00 James A Lewis Affiant Subscribed and sworn to before me this the 12th day of 2013. Notary Public My Commission Expires: 6/19/16

SPECIAL WARRANTY DEED

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016

THIS INSTRUMENT PREPARED BY:
CHAFFIN & BURNSED, PLLC
49 MUSIC SQUARE WEST, SUITE 502
NASHVILLE, TN 37203
(615) 460-7478

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP – PARCEL #
James A. Lewis, Hilda M. Lewis and Bradford J. Lewis 4467 Pecan Valley Road Nashville, TN 37218	SAME	**041-12-0-085.00**

THIS SPECIAL WARRANTY DEED is made the 12th day of November, 2013 by **Avenue Bank, a Tennessee banking corporation**, hereinafter "Grantor," to **James A. Lewis and Hilda M. Lewis as husband and wife and Bradford J. Lewis, tenants in common,** hereinafter (collectively "Grantee").

WITNESS that Grantor, for good and valuable consideration, receipt of which is hereby acknowledged, sells, grants and conveys to Grantee all the real property located in Davidson County, Tennessee, more particularly described as follows:

Being a tract of land lying in Nashville, Davidson County, Tennessee, and being more particularly described as follows:

Beginning at an existing iron rod on the easterly right-of-way line of Dickerson Pike, 80 feet in width, at a corner common with the property conveyed to Tri Star Energy, LLC of record in Instrument Number 20010803-0083229 at the Register's Office for Davidson County, Tennessee;

Thence leaving Dickerson Pike with the southerly property line of Tri Star Energy, South 79 deg 15 min 00 sec East, 300.00 feet to an existing iron rod on the westerly property line of Gerald T. Fisher et ux, of record in Book 5893, Page 506;

Thence with the westerly line of Fisher, South 11 deg 02 min 38 sec West, 166.00 feet to an existing iron rod at a corner common with said Fisher;

Thence first with the northerly property line of Fisher then with the northerly property line of Vernon Ewing Johnson et ux of record in Book 2856, Page 372, North 79 deg 13 min 34 sec West, 314.30 feet to an existing iron rod on the easterly right-of-way line of Dickerson Pike;

Thence with the easterly right-of-way line of Dickerson Pike with a curve to the right having a radius of 5689.58 feet, a curve length of 166.56 feet and a chord bearing and distance of North 15 deg 58 min 10 sec East, 166.56 feet to the point of beginning, containing 51,034 square feet or 1.172 acres, more or less.

Being the same property conveyed to Car Wash King Dickerson, LLC, a Tennessee limited liability company by Warranty Deed from NCW-National Car Wash, LLC, a Tennessee limited liability company, of record as

Instrument No. 20080514-0049612, Register's Office for Davidson County, Tennessee, dated May 13, 2008, and recorded on May 14, 2008.

Being the same property conveyed to Avenue Bank, a Tennessee banking corporation by Warranty Deed in Lieu of Foreclosure from Car Wash King Dickerson, LLC, a Tennessee limited liability company, of record as Instrument No. 20130911-0095816, Register's Office for Davidson County, Tennessee, dated June 24, 2013, and recorded on September 11, 2013.

This property is also known as improved property located at 3855 Dickerson Pike, Nashville, TN.

TO HAVE AND TO HOLD the real property with all appurtenances, hereditaments, tenements, estate, title and interest thereto belonging to Grantee, its successors, heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of the real property in fee simple, and Grantor has a good right to convey the real property; subject to the matters listed on the attached Exhibit A.

And Grantor further covenants with Grantee that Grantor, its successors and assigns, will warrant and forever defend the title to the real property to Grantee, its successors, heirs and/or assigns, as against all acts of the Grantor herein, and every person claiming by through and under Grantor, and no other.

Grantee hereunder accepts title to the real property and any improvements thereon in an AS IS WHERE IS condition, and without representation or warranty from Grantor as to any matter whatsoever except as set forth herein, and by accepting this deed, Grantee represents and warrants that it has conducted its own due diligence with regard to the real property and matters of title related to the real property, and represents and warrants that it has not relied on any statement or action made by Grantor except as set forth herein. Without limiting the foregoing, GRANTOR DISCLAIMS ALL REPRESENTATIONS AND WARRANTIES, EXPRESS OR IMPLIED, OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR USE OR PURPOSE.

IN WITNESS WHEREOF, Grantor has set its hand and seal on this 12th day of November, 2013

GRANTOR:

Avenue Bank, a Tennessee banking corporation.

By: Seth Butler, Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Seth Butler, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of Avenue Bank, a Tennessee banking corporation, the bargainor, 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 Avenue Bank by himself as Senior Vice President.

Witness my hand and official seal at Nashville, Tennessee, this 12th day of November, 2013.

NOTARY PUBLIC

My Commission Expires: 8-23-16

PAMMELA S. OLSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

1. Taxes for the year 2013 a lien, due and payable but not delinquent.

2. Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6342, Page 570, in the Register's Office for Davidson County, Tennessee.

3. Easement Agreement of record as Instrument No. 20030820-0120513, as clarified in Instrument No. 20080227-0019146, in the Register's Office for Davidson County, Tennessee.

I, the undersigned, 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.

Janet Gers

State of Tennessee)

County of Davidson)

Personally appeared before me, the undersigned, a Notary Public for this county and state, Janet Gers who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

My Commission Expires: 06-19-16

Ashley W. Morgan

ASHLEY W. MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY
My Commission Expires 06-19-2016