BILL GARRETT, Davidson County
Trans:T20130100513 DEEDTRS
Recvd: 11/27/13 12:41 3 pgs
Fees:18.00 Taxes:2201.50
20131127-0121821

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $595,000.00.

Affiant

Sworn to and subscribed before me, the undersigned, a Notary Public this 26th of November, 2013.

Notary Public

My Commission Expires: June 14, 2015

MICHELLE LEE REYNOLDS NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

SUBSTITUTE TRUSTEE'S DEED

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:
Pinnacle National Bank
150 3rd Avenue North
Suite 900
Nashville, TN 37201

SEND TAX BILLS TO:
NEW OWNER

MAP-PARCEL:
106000145.00

WHEREAS, Vernon Downs by Deed of Trust (the "Deed of Trust") dated June 26, 2008 of record in Instrument No. 20080627-0066499 Register's Office for Davidson County, Tennessee (as modified in Book 1425, page 2198 Register's office for Wilson County, Tennessee) conveyed to Hugh m. Queener, Trustee, the hereinafter described property to secure the payment of a certain Promissory Note (the "Note") described in the Deed of Trust, which Note was payable to Pinnacle National Bank; and

WHEREAS, the undersigned was appointed Substitute Trustee by the owner and holder of the Note and Deed of Trust by an Instrument of Record in Instrument No. 20130620-0063506 Register's Office for Davidson County, Tennessee; and

WHEREAS, default was made in the payment of the Note; and

WHEREAS, the owner and holder of the Note demanded the Substitute Trustee foreclose the Deed of Trust; and

WHEREAS, pursuant to instructions of the owner and holder, the Substitute Trustee advertised said property for sale in accordance with the terms and provisions of the Deed of Trust, notices of the time and place of said sale having been published in the Tennessean on November 1, 2013, November 8, 2013 and November 15, 2013; and

WHEREAS, the Substitute Trustee as required by the terms of the Deed of Trust, offered said property for sale to the highest and best bidder for cash, at public outcry, at approximately 11:0 AM on November 26, 2013 and **PNB Holding Co., 1, Inc.,** (herein "**Grantee**") being the highest and best bidder thereof, became the purchaser of said property for the sum of **Five Hundred Ninety Five Thousand and 00/100 Dollars ($595,000.00);** and

NOW THEREFORE, Donald R. Barrett, Jr., in his capacity as Substitute Trustee and not otherwise, for and in consideration of the premises and the payment of the sum stated above, the receipt of which is hereby acknowledged, hereby transfers and conveys to the Grantee, its successors and assigns, certain real property located in Davidson County, Tennessee more particularly described as follows:

Land in Davidson County, Tennessee being Lot No. 22, Section Sixteen, The Plus Park as shown by plat of record in Plat Book 5190, page 474 Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Vernon Downs by deed from the Charlie Davidson Partnership, L.P., a Tennessee limited partnership of record in Instrument No. 20080627-0066498 Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to any and all unpaid ad valorem taxes payable to Davidson County, Tennessee (plus penalty and interest) that may be a lien against the property for the year 2012 which are now past due and payable.

Subject to any and all unpaid ad valorem taxes payable to Davidson County, Tennessee that may be a lien against the property for the year(s) 2014 which are a lien not currently due and payable.

Subject to any and all unpaid ad valorem taxes payable to Wilson County, Tennessee that may be a lien against the property for the year 2013 which are now currently due and payable.

Subject to all matters as shown on the plan or record in Book 5190, page 474 Register's Office for Davidson County, Tennessee;

Subject to Restrictive Covenants of record in Book 5561, page 585 Register's office for Davidson County, Tennessee;

Subject to Restrictive Covenants of record in Book 4530, page 348 Register's Office for Davidson County, Tennessee.

All other easements and restrictions of record.

This is improved property.

TO HAVE AND TO HOLD the said tract or parcel of land free from all legal, equitable and statutory rights of redemption, exemptions of homestead, rights by virtue of marriage, and all other exemptions of every kind, all of which have been waived in the Deed of Trust, in as full and complete manner as the undersigned in his capacity as Substitute Trustee and not otherwise, has the power to convey the same but subject to the matters set forth herein. Subject to such matters set forth herein, **Donald R. Barrett, Jr.**, as Substitute Trustee, and not otherwise warrants the title to said property to the Grantee is successors and assigns, against the lawful claims of all persons claiming by or through or under him, but not otherwise.

IN WITNESS WHEREOF, the undersigned has executed this instrument on this 26th day of November, 2013.

Donald R. Barrett, Jr., Substitute Trustee

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Donald R. Barrett, Jr., with whom I am personally acquainted and who proved himself to be the Substitute Trustee of Pinnacle National Bank, and who, being authorized to do so, acknowledged he executed the forgoing instrument for the purposes therein contained.

Witness my hand and official seal this 26th day of November 2013.

Notary Public

My Commission Expires: June 14, 2015

MICHELLE LEE REYNOLDS
NOTARY PUBLIC
STATE OF TENNESSEE
WILLIAMSON COUNTY