This Instrument prepared by:
Bankers Title & Escrow Corp.
5107 Maryland Way, Ste. 115
Brentwood, TN 37027

Return To:
Tri Star Title & Escrow, LLC
1535 W. Northfield Blvd. Unit 16
Murfreesboro, TN 37129

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Nir Homes, Inc.	PO Box 177 LaVergne, TN 37086	MAP 164080C07700CO (Lot 31 Map 164080C07800CO (Lot 32 Map 164080C07900CO (Lot 33 Map 164080C08000CO (lot 34 Map 164080C08100CO (Lot 35
Lots 31, 32, 33, 34, and 35 Hamilton Chase		
Antioch, TN 37013		

BILL GARRETT, Davidson County
Trans:T20140001644 DEEDWARRSP
Recvd: 01/08/14 13:44 2 pgs
Fees:13.00 Taxes:407.00
20140108-0002117

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 **Nir Homes, Inc.** (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 Nos 31, 32, 33, 34, 35 on the Plan of the Final Plat Section Two Hamilton Chase "cluster Lot Subdivision" of record in Instrument No. 20060807-0096557, as corrected by Surveyor's Certificate of Correction of record in Instrument No. 20070723-0087046, Registers office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> Being the same property conveyed to T. F. Homes, LLC by Warranty Deed dated April 15, 2004 from Global Development, Inc., of record in Instrument NO. 20040416-0043249, Registers office for Davidson County, Tennessee; and
>
> Being part of the same property conveyed to Avenue Bank by Substitute Trustee's Deed dated May 10, 2010 from Thomas W. Lawless, as Substitute Trustee of record in Instrument NO. 20100517-0037716, Registers office for Davidson County, Tennessee.

This is (x) UNIMPROVED

() IMPROVED property known as Lots 31, 32, 33, 34, and 35 Hamilton Chase, Antioch, TN 37013.

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.

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 27 day of December 2013.

Avenue Bank

By: _____

Its: Executive Vice President

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 27 day of December, 2013.

_____
Notary Public

PRISCILLA C. URBANEK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

My Commission Expires: March 8, 2016

STATE OF Tennessee
COUNTY OF Rutherford

The actual consideration or value, whichever is greater, for this transfer is $110,000.00.

_____
Affiant

Subscribed and sworn to before me this 27th day of December 2013

_____
Notary Public

My Commission Expires: 1/24/17

SHERI L MORGAN
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY