BILL GARRETT, Davidson County
Trans:T20140011892 DEEDWARRSP
Recvd: 02/20/14 10:31 4 pgs
Fees:23.00 Taxes:3515.00
20140220-0014546

Address New Owner:	Send Tax Bills to:	Map
Smyrna Commons, G.P. 5215 Harding Rd. Nashville, TN 37205	Same	119050431.00
Return to and prepared by: Bradley Arant Boult Cummings LLP (CSS) 1600 Division Street, Suite 700, Nashville, Tennessee 37203		

SPECIAL WARRANTY DEED

FOR VALUABLE CONSIDERATION, the receipt and sufficiency of which are acknowledged, **FIRSTBANK**, a Tennessee banking corporation ("**Grantor**"), has bargained and sold, and hereby transfers and conveys to **SMYRNA COMMONS, G.P.**, a Tennessee general partnership ("**Grantee**"), its successors, and assigns, certain land in Davidson County, Tennessee, being more particularly described in Exhibit A attached hereto and incorporated herein by reference (the "**Property**").

TO HAVE AND TO HOLD the Property with all appurtenances, estate, title, and interest thereto belonging to Grantee, its successors and assigns, forever.

Grantor does covenant with 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 subject to those exceptions included on Exhibit B, attached hereto and incorporated herein by reference. And subject to the Permitted Exceptions, Grantor does further covenant and bind itself, its successors and assigns to warrant and forever defend the title to the Property to the Grantee its successors and assigns, against the lawful claims of all persons claiming through the Grantor, but not further or otherwise.

This is improved property known as known as 2403 Nolensville Pike, Davidson County, Tennessee.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value for this transfer, whichever is greater, is $950,000.00.

Affiant

BRENDA L. FARMER
STATE
TENNESSEE
NOTARY
PUBLIC
WILSON COUNTY, TENN.
My Commission Expires DEC. 8, 2014

Subscribed and sworn to before me this 17 day of February, 2014.

Brenda L. Farmer
Notary Public
My Commission Expires: 12-8-2014

7/3347165.1

[Signature page to Special Warranty Deed]

Executed this 17TH day of February, 2014.

FIRSTBANK, a Tennessee banking corporation

By: Robt J. Earnest, SVP
Name: Robert T. Earnest
Title: Senior Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, BARBARA KIMMINS, a Notary Public of the State and County aforesaid, personally appeared ROBERT T. EARNEST, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be SENIOR VICE PRESIDENT of FirstBank, a Tennessee banking corporation, the within named bargainor, and that he as such SR. VICE PRESIDENT, executed the foregoing instrument for the purposes therein contained, by signing the name of FirstBank by himself as such SR. VICE PRESIDENT.

WITNESS my hand, at office, in NASHVILLE, Tennessee, this 17TH day of February, 2014.

Barbara Kimmins
Notary Public
My Commission Expires:

{AFFIX NOTARY STAMP/SEAL ABOVE}

BARBARA KIMMINS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG 17, 2015

030375-301117

7/3347165.1

EXHIBIT "A"

LEGAL DESCRIPTION

LAND in Davidson County, Tennessee, being Lot No. 1 on the Final Plat of Assembly of God, Nolensville Pike, of record as Instrument No. 20061114-0140904, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to FirstBank by Successor Trustee's Deed of record as Instrument No. 20131115-0118405, Register's Office for Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Davidson County real property taxes for the year 2014, which have been prorated between the parties and assumed by Grantee.

2. Matters shown on the Plan of record in Instrument No. 20061114-0140904, said Register's Office.

3. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 4102, page 321, said Register's Office.

4. Right of Way Deed(s) of record in Book 2021, page 207, Book 2021, page 431, and Book 2021, page 447, said Register's Office.

5. Deed of Dedication to Davidson County, Tennessee, of record in Book 2637, page 481, said Register's Office.

6. Exceptions to Easement of record in Book 5904, page 68, said Register's Office.

7. Easement(s) retained by the Metropolitan Government of Nashville and Davidson County, Tennessee, in Ordinance Closing, Vacating and Abandoning a certain portion of Alley No. 1851 North of Newsom Street, approved June 16, 1982, Bill No. 082-923.

8. Terms, provisions, requirements, conditions, obligations, agreements, and stipulations contained in the lease from Gold Building, LLC, a Tennessee limited liability company to Harpeth Financial Services, LLC, a Tennessee limited liability company f/k/a Harpeth Financial Services, Inc., d/b/a Advance Financial, of record in Instrument No. 20131018-0108985, said Register's Office.