SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140013843 DEEDWARRSP
Recvd: 02/27/14 14:01 3 pgs
Fees:18.00 Taxes:425.50
20140227-0017063

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $115,000.00.

Subscribed and sworn to before me, this the 26th day of February, 2014.

Notary Public

My Commission Expires: _____

TAMMY M. THOMPSON NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY My Commission Expires 03/17/15

THIS INSTRUMENT PREPARED BY
Bone McAllester Norton PLLC, 511 Union Street, Suite 1600, Nashville, TN 37219

Address New Owner:	**Map-Parcel Numbers:**	**Send Tax Bills To:**
Duke & Duke, LLC 342 Cool Springs Blvd., Ste 202 Franklin, TN 37067-7214	081-07-0-375.00 (Parcel I) 081-07-0-316.00 (Parcel II) 081-07-0-213.00 (Parcel III) 081-07-0-082.00 (Parcel IV)	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Capital Bank, N.A. (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto Duke & Duke, LLC (herein referred to as "Grantee"), a Tennessee limited liability company, its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to-wit:

Parcel I: 1922 12th Avenue North, Nashville, TN

Being Lot No. 76 on the Cephas Woodard Subdivision of Lots No. 4 and 5 of the Thomas Woodard Property, of record in Block 161, page 174, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Capital Bank, N.A., by Trustee's Deed of record in Instrument No. 20131212-0126009, Register's Office for Davidson County, Tennessee.

Parcel II: 1820 14th Avenue North, Nashville, TN

Being Lot No. 21 on the map of W.S. Settle's Subdivision of Lot No. 7 Woodard Property as of record in Record Book 57, page 132, of the 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 Capital Bank, N.A., successor by merger to GreenBank, by Trustee's Deed of record in Instrument No. 20131212-0126007, said Register's Office.

Parcel III: 1833 16th Avenue North, Nashville, TN

Land in Davidson County, Tennessee, being Lot No. 37 on the Plat of W.M. Butler's Subdivision, of record in Plat Book 57, page 98, Register's Office for said County, to which plat reference is made for a more complete description.

Being the same property conveyed to Capital Bank, N.A. by Trustee's Deed of record in Instrument No. 20131212-0126008, Register's Office for Davidson County, Tennessee.

Parcel IV: 2022 14th Avenue North, Nashville, TN

Land in Davidson County, Tennessee, being part of Lot No. 11 on Ira Crandell's Plan of record in Chancery Court Book 17, page 297, Chancery Court Clerk's Office for Davidson County, Tennessee.

Said part of Lot No. 11 fronts 60 feet on the easterly side of 14th Avenue North and runs back between parallel lines along the south margin of Cass Street, 140 feet to an alley.

Being the same property conveyed to Capital Bank, N.A. by Trustee's Deed of record as Instrument No. 20131212-0126006, said Register's Office.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and 2013 real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee, its successors and assigns, against the lawful claims and demands of all persons claiming by, through or under Grantor, but no further or otherwise.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through, or under Grantor.

WITNESS this the 26 day of February, 2014.

GRANTOR:

CAPITAL BANK, N.A.

By: _____
Jim D. Evans
Senior Vice President

STATE OF TENNESSEE)
)
COUNTY OF Sumner)

Personally appeared before me, the undersigned, a Notary Public for the state and county aforesaid, Jim D. Evans, with whom I am personally acquainted, and who upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Senior Vice President of Capital Bank, N.A., the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 26 day of February, 2014.

_____
NOTARY PUBLIC

My Commission Expires: 12/23/14

JENNIFER COLLIGAN
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY