Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
State of Tennessee 12th Floor, Tennessee Tower 312 Rosa Parks Avenue North Nashville, Tennessee 37243-0299	Tax Map and Parcel 91.04-98	TAX EXEMPT
This instrument prepared by: Grissim Title and Escrow, LLC 1222 17th Avenue South, Nashville, Tennessee 37212		

WARRANTY DEED

TRANSACTION NUMBER 12-07-017

FOR AND IN CONSIDERATION of the sum of SEVENTY-FOUR THOUSAND FIVE HUNDRED AND NO/100 DOLLARS ($74,500.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **CITIZENS SAVINGS BANK & TRUST CO.** ("Grantor"), has bargained and sold, and by these presents does hereby transfer and convey to **STATE OF TENNESSEE** ("Grantee"), Grantee's successors and assigns, the real property described on Exhibit A, which is attached hereto and incorporated herein by reference, including without limitation, all rights, easements and privileges appurtenant to said real property, all buildings, structures, fixtures and other improvements located on said real property, and all of Grantor's interest, if any, in the land lying beneath the roads and rights-of-way adjoining the real property (all of the foregoing being collectively referred to as the "Property").

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

Grantor covenants with the Grantee that Grantor is lawfully seized and possessed of the Property in fee simple; that Grantor has a good right to convey the Property; and that the Property is unencumbered except as set forth on Exhibit B, attached hereto and incorporated herein by reference.

A copy of a Survey of the property has been attached hereto and incorporated herein by reference as Exhibit C.

Grantor further covenants and binds itself, 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 whomsoever.

This is improved property located at 3900 John L. Driver Avenue, Nashville, Tennessee 37209, containing approximately 0.538 acres.

BILL GARRETT, Davidson County
Trans:T20140021771 DEEDWARR
Recvd: 04/01/14 12:33 7 pgs
Fees:37.00 Taxes:0.00
20140401-0026863

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, is $74,500.00 State of Tennessee tax exempt.

Affiant

Subscribed and sworn to before me this 28th day of March, 2014.

Notary Public

My Commission expires:

DEBORAH TUBBS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY COMM. EXP. 8-17-15

Witness, this the 28th day of March, 2014

Citizens Savings Bank & Trust Co.

Deborah A. Cole, President/ CEO

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared **Deborah A. Cole**, with whom I am personally acquainted and who upon her oath acknowledged herself to be the President/CEO of **Citizens Savings Bank & Trust Co.**, the within named bargainor, a banking institution, and that she as such President/CEO, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of said banking institution, by herself as President/CEO.

Witness my hand and official seal on this the 28th day of March, 2014.

Notary Public

Commission Expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN. MY COMMISSION EXPIRES NOV 3, 2015

EXHIBIT A
Transaction Number 12-07-017

Land in the Eighth Civil District of Davidson County, Tennessee, being Lots 1, 2, 3 and part of Lot No. 4 as shown in a survey of part of the Geo. I. Waddey Tract, described according to said survey made by Z.J. Wilkerson, Surveyor, March 18, 1953.

Said Lots Nos. 1, 2, 3 and part of No. 4 adjoin and front together 216 feet on the northerly margin of Centennial Boulevard and extend back 150 feet northwardly between lines parallel with the westerly margin of 39th Avenue, North, and are more particularly described as follows:

Beginning at the northwesterly corner of Centennial Boulevard and 39th Avenue, North: thence, with the northerly margin of said Boulevard, south 69 ½ dèg. West 216 feet: thence, north 15 deg. West, parallel with 39th Avenue, North, 150 feet: thence north 69 ½ deg. East, parallel with the northerly margin of Centennial Boulevard, 216 feet to the westerly margin of 39th Avenue: thence South 15 deg. East, along the westerly margin of 39th Avenue, North, 150 feet to the beginning.

Included in the above but specifically therefrom are those portions conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee, of record in Book 9443, page 571, Register's Office for said County.

Being the same property conveyed to Citizens Savings Bank & Trust Co., its successors and assigns, by Substitute Trustees Deed from David G. Mangrum, Substitute Trustee, of record in Instrument No. 20130701-0067553 dated July 1, 2013 and recorded July 1, 2013, Register's Office for Davidson County, Tennessee.

Also described as:

Two tracts of land located in the twenty-first councilmanic district of Davidson County, Tennessee on John L. Driver Avenue at 39th Avenue North and being more particularly described as follows:

TRACT ONE

Beginning at an iron rod at the intersection of the northerly right of way of John L. Driver Avenue and the westerly right of way of 39th Avenue North, said iron rod having Tennessee State Plane Coordinate (NAD 83) values of North 668,020.22, East 1,722,150.09 and being a southeasterly corner of the subject tract.

Thence with said right of way of John L. Driver Avenue South 73 degrees 32 minutes 51 seconds West, 216.00 feet to an iron rod in the center of Old Read Phosphate Co. Road (not in use);

Thence North 12 degrees 16 minutes 20 seconds West, 32.06 feet to an iron rod in the southerly right of way of Dr. Walter S. Davis Boulevard;

dae 3/18/14

Thence with said southerly right of way as follows:

Northeasterly with a curve to the left 167.35 feet to an iron rod, said curve having a radius of 608.96 feet, a central angle of 15 degrees 44 minutes 45 seconds and a chord of 166.83 feet at North 33 degrees 24 minutes 14.5 seconds East;

Northeasterly with a curve to the right 20.01 feet to an iron rod, said curve having a radius of 38.00 feet, a central angle of 30 degrees 10 minutes 40 seconds and a chord of 19.78 feet at North 40 degrees 37 minutes 12 seconds East;

North 74 degrees 05 minutes 18 seconds East, 23.96 feet to an iron rod in the westerly right of way of 39th Avenue North;

Thence with said right of way of 39th Avenue North as follows:

Southeasterly with a curve to the right 10.94 feet to an iron rod, said curve having a radius of 38.00 feet, a central angle of 16 degrees 29 minutes 43 seconds and a chord of 10.90 feet at South 79 degrees 17 minutes 04.5 seconds East;

South 71 degrees 02 minutes 13 seconds East, 54.75 feet to an iron rod;

South 12 degrees 02 minutes 22 seconds East, 113.69 feet to the beginning.

Containing 23,060 Square Feet or 0.529 Acre, more or less.

TRACT TWO

Beginning at an iron rod in the northerly right of way of Dr. Walter S. Davis Boulevard at a southeasterly corner of John H. Montgomery property of record as Instrument No. 20120823-0075897, R.O.D.C., said iron rod having Tennessee State Plane Coordinate (NAD 83) values of North 668,081.31, East 1,721,916.34 and being a southwesterly corner of the subject tract.

Thence with the easterly boundary of said John H. Montgomery property North 12 degrees 16 minutes 20 seconds West, 26.84 feet to an iron rod at a southwesterly corner of Oscar C. Porter III, et ux, Dorene Porter property of record in Deed Book 4957, Page 706, R.O.D.C.;

Thence with the southerly boundary of said Oscar C. Porter III, et ux, property North 74 degrees 05 minutes 18 seconds East, 29.22 feet to an iron rod in the northerly right of way of Dr. Walter S. Davis Boulevard;

Thence with said right of way Southwesterly with a curve to the right 40.92 feet to the beginning, said curve having a radius of 536.96 feet, a central angle of 04 degrees 22 minutes 00 seconds and a chord of 40.91 feet at South 33 degrees 11 minutes 00 seconds West.

Containing 402 Square Feet or 0.009 Acre, more or less.

clar 3/28/14

The above described Tracts One and Two being property conveyed to Dewayne E. Collier, married, by deed from William T. Hill, married, of record as Instrument No. 20040206-0014901, R.O.D.C.

dac 3/28/14

Exhibit B
Transaction Number 12-07-017
Permitted Encumbrances

1. Taxes for the year 2014 and subsequent years.

dae
3/28/14

ALTA/ACSM SURVEY OF 3900 JOHN L. DRIVER AVENUE
TRANSACTION NUMBER: 12-07-017
3900 JOHN L. DRIVER AVENUE
21st COUNCILMANIC DISTRICT
NASHVILLE, TENNESSEE 37209
JAMES + ASSOCIATES, INC.
Engineers
Planners and
Computer Applications
SURVEYOR'S CERTIFICATE
UTILITY AUTHORITIES
LEGEND
CURVE DATA
NOTES
DEED REFERENCE
TAX REFERENCE
VICINITY MAP
DETAIL "A"
TRACT ONE
AREA - 21,060 Sq.Ft.
OR 0.529 ACRE +/-
TRACT TWO
AREA - 402 Sq.Ft.
OR 0.009 ACRE +/-
OLD READ PHOSPHATE CO. ROAD
(NOT IN USE)
JOHN L. DRIVER AVENUE (PUBLIC)
WALTER DAVIS BOULEVARD (PUBLIC)
COLLEGE AVENUE (PUBLIC)
ALLEY No. 1156 (PUBLIC)
39th AVE. N (PUBLIC)
FEMA ZONE "X" SEE NOTE 3
FEMA ZONE "A" SEE NOTE 3
SOUTH
NORTH

dgc 3/24/14