NAME AND ADDRESS OF NEW OWNER:
Jimmy Humphrey
616 Farview Dr
Madison, TN 37115

SEND TAX NOTICES TO:
PrimeLending
18111 Preston Road, Suite 900
Dallas, TX 75252

THIS INSTRUMENT PREPARED BY:
White & Polk, P.C.
Attorneys at Law
107 West College Street
Murfreesboro, Tennessee 37130

Map & Parcel 04306013900

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 considerations, the receipt of which is hereby acknowledged, the undersigned, **Pinnacle Bank**, has this day bargained and sold and does hereby transfer and convey unto **Jimmy Humphrey**, his heirs and assigns, forever, that certain parcel of real estate situated and located in Davidson County, Tennessee, and being more particularly described as follows, to-wit:

> Being Lot No. 38 on the Plan of Farview, Section II, as of record in Plat book 3600, page 6, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
>
> Being the same property conveyed to Pinnacle Bank by deed from Larry D. Craig, Substitute Trustee, appearing of record in Instrument No. 20131009-0106068, of the Register's Office of Davidson County, Tennessee.
>
> This conveyance is subject to all restrictions, conditions, reservations and covenants of record; to the minimum building setback lines, public utility and drainage easements, plat notes and all other matters shown on the aforesaid subdivision plat; and to the zoning regulations of the appropriate governmental body.
>
> This is improved property having an address of 616 Farview Drive, Madison, Tennessee 37115.

TO HAVE AND TO HOLD said real estate together with all of the appurtenances, estate and title thereunto belonging unto the said grantee, his heirs and assigns, forever.

The undersigned covenants with the said grantee that it is lawfully seized and possessed of said real estate; that it has a good right to convey the same, and warrants the title against all persons claiming under Grantor and that it is unencumbered except by lien of the 2014 real property taxes, which taxes are being prorated between the parties herein, with the grantee to pay said taxes when due.

This conveyance is made and accepted without any warranties, express or implied, as to the condition of the property conveyed and said property is conveyed and accepted "as is". By

BILL GARRETT, Davidson County
Trans:T20140049242 DEEDWARRSP
Recvd: 07/10/14 11:10 2 pgs
Fees:13.00 Taxes:351.50
20140710-0060777

acceptance of this deed, grantees acknowledge that they have inspected the property and are satisfied with its condition and they accept the property "as is".

WITNESS MY HAND on this 8 day of July, 2014.

Pinnacle Bank

By: _____
Jim Gregory, Authorized Officer

STATE OF TENNESSEE)
ss.
COUNTY OF RUTHERFORD)

Before me, the undersigned authority, of the state and county aforesaid, personally appeared Jim Gregory, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged himself to be Authorized Officer of Pinnacle Bank, the within named bargainor, a corporation, and that he as such Authorized Officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Authorized Officer.

WITNESS MY HAND and official seal at office in Murfreesboro, Tennessee, on this 8 day of July, 2014.

Notary Public

My commission expires: 10/24/15

AFFIDAVIT

I hereby swear or affirm that the actual consideration for this transfer, or the value of the property transferred, whichever is greater, is **$95,000.00**, which amount is equal to or greater then the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Sworn to and subscribed before me on this 8 day of July, 2014.

Notary Public

My commission expires: 10/24/15