SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20140082087 DEEDWARRSP
Recvd: 10/31/14 09:21 2 pgs
Fees:13.00 Taxes:684.50

20141031-0100428

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $185,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF OCTOBER, 2014.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016 (AFFIX SEAL)

DANA DELWORTH NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Dano Ramovich	New Owner	
(NAME)	(NAME)	094-00-0-085.00
912 Spence Enclave Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **COFFEE COUNTY BANK**, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **DANO RAMOVICH**, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land situated in Nashville, Davidson County, Tennessee, being more particularly described as follows:

Beginning at the northeast corner of the Roundtree Apartments, said property being of record in Book 6822, page 10, R.O.D.C., Tennessee, said point also being the northwest corner of the property herein described;

Thence, with the margin of Old Lebanon Pike, South 63 degrees 00 minutes 00 seconds E, a distance of 65.00 feet to a point;

Thence, South 27 degrees 00 minutes 00 seconds W, a distance of 5.00 feet to a point;

Thence South 63 degrees 00 minutes 00 seconds E, a distance of 100.00 feet to a point;

Thence South 27 degrees 00 minutes 00 seconds E, a distance of 5.00 feet to a point;

Thence South 63 degrees 00 minutes 00 seconds S, a distance of 26.56 feet to a point;

Thence South 11 degrees 54 minutes 23 seconds W, a distance of 177.23 feet to a point;

Thence South 71 degrees 50 minutes 00 seconds E, a distance of 232.54 feet to a point;

Thence, North 24 degrees 40 minutes 00 seconds E, a distance of 211.00 feet to the point of beginning and containing 0.923 acres of land more or less, all according to a survey dated July 20, 1989, and revised August 15, 1989 by Allen R. Trumbo, Jr., License No. 1127.

Being the same property conveyed to William Boyd Adams by Quitclaim Deed from Leo Ridgway, of record in Book 10360, page 828, Register's Office for Davidson County, Tennessee, dated February 19, 1997 and recorded on February 26, 1997.

Being the same property conveyed to Coffee County Bank by Trustee's Deed from Kenneth Kirby, Trustee, of record in Instrument No. 20131025-0111185, Register's Office for Davidson County, Tennessee, dated October 4, 2013 and recorded on October 25, 2013.

This conveyance is subject to:
- County of Davidson taxes for the year 2015 and thereafter, not yet due and payable.
- Easement to Tennessee Power Comapny of record in Book 437, Page 54, in the Register's Office for Davidson County, Tennessee.
- Right of way easements to State of Tennessee of record in Book 2704, Pagee 343, 345 & 347, in the Register's Office for Davidson County, Tennessee.
- Any and all existing easements and restrictions as shown of record not stated herein

This is **un-improved** property known as: **1619 E Lebanon Pike Circle , Nashville, Tennessee 37210**.

TO HAVE AND TO HOLD the Property with all appurtenances, hereditaments, estate, title, and interest thereto belonging to the Grantee, Grantee's successors and assigns, forever. Grantor covenants with the Grantee that the Property is free from all encumbrances made or suffered by Grantor, except to the extent otherwise set forth herein. Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title and quiet possession to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not otherwise.

Witness my/our hand(s) this the 16th DAY OF OCTOBER, 2014.

Coffee County Bank

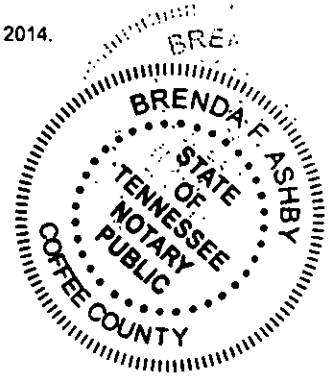
B. Rush Bricken, Chief Executive Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned Notary Public, personally appeared B. RUSH BRICKEN, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the CHIEF EXECUTIVE OFFICER of COFFEE COUNTY BANK, the within named bargainor, a corporation, and that such person, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as CHIEF EXECUTIVE OFFICER.

Witness my hand and official seal, this the 16th of October, 2014.

Notary Public
My Commission Expires: 5/19/18
(SEAL)



RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212