BILL GARRETT, Davidson County
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20141107-0102986

SPECIAL WARRANTY DEED

FROM: FIRST TENNESSEE BANK NATIONAL ASSOCIATION, Grantor

TO: ROBERT BERARD, Grantee

This instrument prepared by:
Robert C. Goodrich Jr.
STITES & HARBISON PLLC
401 Commerce Street, Suite 800
Nashville, Tennessee 37219-2490

ADDRESS NEW OWNER AS FOLLOWS:	NAME AND ADDRESS OF PERSON OR ENTITY RESPONSIBLE FOR PAYMENT OF REAL PROPERTY TAXES:	MAP-PARCEL NUMBER:
ROBERT L. BERARD 334 Raymond Hodges Road Cottontown, TN 37048	ROBERT L. BERARD 334 Raymond Hodges Road Cottontown, TN 37048	09400004900 09400005000

STATE OF TENNESSEE)
)
COUNTY OF Davidson)

The actual consideration or value, whichever is greater, for this transfer is One Hundred Eight-Nine Thousand and 00/100 Dollars ($189,000.00).

James C. Colley
Affiant

Sworn to and subscribed before me this 6th day of November, 2014.

Jennifer R. Fuller
Notary Public

JENNIFER R. FULLER
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 3, 2017

My Commission Expires: July 3, 2017

FOR AND IN CONSIDERATION OF the sum of One Hundred Eight-Nine Thousand and 00/100 Dollars ($189,000.00), the receipt and sufficiency of which are hereby acknowledged, FIRST TENNESSEE BANK NATIONAL ASSOCIATION (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto ROBERT L. BERARD

(the "Grantee"), his heirs, successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, and improvements thereon, more particularly described as follows (the "Property"):

> A certain tract or parcel of land in Davidson County, Tennessee, described as follows, to wit;
>
> Land in the 34th District, formerly the 15th Civil District, of Davidson County, Tennessee, being Lot No. 8 on the Plan of Gilbert Logue's Tract, not of record, and described by survey of J. Bruce Rainey, TN Reg. No. 823 dated October 20, 2000, as follows:
>
> Beginning at an iron pin located in the southerly line of Clover Nook Subdivision of record in Plat Book 2900, page 51, Register's Office for Davidson County, Tennessee, and being the northwest corner of said Lot 8 and the northeast corner of the property conveyed to Bradley W. Whitfield by instrument of record in Book 10262, page 762, Register's Office for Davidson County, Tennessee, and thence (clockwise) and in the southerly line of Clover Nook Subdivision South 83 degrees 54 minutes 51 seconds East 484.07 feet to a new iron pin in the southerly line of Clover Nook Subdivision at the northwest corner of the property conveyed to E. M. Davidson, *et ux*, by an instrument of record in Book 2341, page 267, Register's Office for Davidson County, Tennessee; thence leaving said southerly line of Clover Nook Subdivision and with Davidson's westerly line, South 04 degrees 55 minutes 52 seconds West 343.45 feet to an old iron pin at the common southeast corner of Lot 8 and the northeast corner of the property conveyed to Charles A. White by instrument of record in Book 8086, page 209, Register's Office for Davidson County, Tennessee; thence with White's northerly line, North 84 degrees 48 minutes 47 seconds (West) 486.83 feet to an old iron pin in Whitfield's easterly line and being the northwesterly corner of the White tract and the southeasterly corner of Lot 8; thence with Whitfield's easterly line North 05 degrees 23 minutes 51 seconds East 351.05 feet to the point of beginning and containing 3.87 acres, more or less, together with a 40-foot roadway easement from the southerly line of Lot 8 to the northerly right of way line of Lebanon Pike, as shown on the aforesaid survey by J. Bruce Rainey and as shown on the survey by Z. D. Wilkinson dated July 1, 1947.
>
> Being the same property conveyed to First Tennessee Bank National Association by deed recorded as instrument Number 20140307-0019462, Register's Office for Davidson County, Tennessee,

The street address of this property is 1636 Lebanon Pike, Nashville, Tennessee 37210.

This conveyance is expressly made subject to those matters more specifically set forth on Exhibit A attached hereto and incorporated herein by this reference.

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

And Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple and Grantor has a good right to convey the Property.

And Grantor does further covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantee, his successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor (other than claims arising from the matters set forth on Exhibit A), but not further or otherwise. This conveyance is expressly made subject to the matters set forth on Exhibit A.

This conveyance is further made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

Witness my hand this 6th day of November, 2014.

GRANTOR:

FIRST TENNESSEE BANK
NATIONAL ASSOCIATION

By: W. Dale Maxfield, SVP
W. Dale Maxfield, Senior Vice President

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Rebecca Riddle, a Notary Public of said County and State, personally appeared W. DALE MAXFIELD, 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 **FIRST TENNESSEE BANK NATIONAL ASSOCIATION,** a national banking association, and that he executed the foregoing instrument for the purposes therein contained, by signing the name of the banking association by himself as Senior Vice President.

Witness my hand and seal, at Office in Nashville, this 6th day of November, 2014.

Rebecca Riddle
Notary Public

REBECCA RIDDLE
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY

My Commission Expires: 6/18/17

EXHIBIT A

Encumbrances

1. Any and all unpaid *ad valorem* taxes payable to Davidson County, Tennessee for tax year 2014 (plus penalty and interest, if any) that may be a lien against the Property.

2. Agreement for Dedication of Easement for Sanitary Sewers and/or Storm Drainage of record in Book 6369, Page 542, said Register's Office.

3. Right of Way Easement of record in Book 4987, Page 978, said Register's Office.