Davidson County DEEDWARRSP
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Fees:28.00 Taxes:370.00
20141201-0109458

SPECIAL WARRANTY DEED

FROM: CAPSTAR BANK,
Grantor

TO: DARYL ADLER and NELSON HOLT,
Grantees, as Tenants in Common

This instrument was prepared by:
Julian L. Bibb, Esq.
Stites & Harbison PLLC
SunTrust Plaza
401 Commerce Street, Suite 800
Nashville, Tennessee 37219

Address New Owners as follows:	Name and Address of the Person or Entity Responsible for the Payment of Real Property Taxes:	Map-Parcel Numbers
Daryl Adler and Nelson Holt P.O. Box 331 Greenbrier, TN 37073	Daryl Adler and Nelson Holt P.O. Box 331 Greenbrier, TN 37073	033000293.00

STATE OF TENNESSEE)
)
COUNTY OF RUTHERFORD)

The actual consideration or value, whichever is greater, for this transfer is ONE HUNDRED THOUSAND AND 00/100 DOLLARS ($100,000.00).

Affiant

SUBSCRIBED AND SWORN TO before me, this the 25th day of November, 2014.

PAMELA J. PRICE
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires July 3, 2017

Notary Public

My Commission Expires: 7-3-17

FOR AND IN CONSIDERATION OF the sum of ONE HUNDRED THOUSAND AND 00/100 DOLLARS ($100,000.00), the receipt and sufficiency of which are hereby acknowledged, CAPSTAR BANK, a Tennessee banking corporation, successor-by-merger to American Security Bank & Trust ("Grantor"), has bargained and sold, and by these presents does transfer and convey unto DARYL ADLER and NELSON HOLT, as tenants in common (collectively, "Grantee"), their successors and assigns, WITHOUT REPRESENTATION OR

WARRANTY OF ANY KIND WHATSOEVER (WHETHER EXPRESS OR IMPLIED) a certain tract or parcel of land in Davidson County, State of Tennessee, more particularly described on Exhibit A attached hereto and incorporated herein by this reference, together with all improvements, buildings and structures located thereon (the "Property"). The Property is transferred to Grantor in its "AS IS" condition. The Property, the residence, and all improvements thereon is made on an "AS IS" "WHERE IS" CONDITION WITH ALL FAULTS KNOWN OR UNKNOWN, PATENT, LATENT, OR OTHERWISE.

This conveyance is expressly made subject to all matters of record, all easements, applicable restrictive covenants, roadways, ad valorem taxes for 2014, not yet due and payable, waterways, and other matters observed visually.

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

Grantor does covenant and bind Grantor, its successors and assigns to warrant and forever defend the title to the Property to Grantees, their successors and assigns against the lawful claims of all persons whomsoever claiming by, through or under Grantor, but not further or otherwise.

Witness my hand this 25th day of November, 2014.

GRANTOR:

CAPSTAR BANK

By: _____

Scott McGuire,
Vice President, Special Assets

STATE OF TENNESSEE)
)
COUNTY OF DAVIDSON)

Before me, Pamela J. Price, a Notary Public of said County and State, personally appeared Scott McGuire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President, Special Assets (or other officer authorized to execute the instrument) of CAPSTAR BANK, the within named bargainor, a Tennessee banking corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing and attesting the name of the corporation by himself as its Vice President.

Witness my hand and seal, at Office, this 25 day of November, 2014.

Notary Public

My Commission Expires: 7-3-17

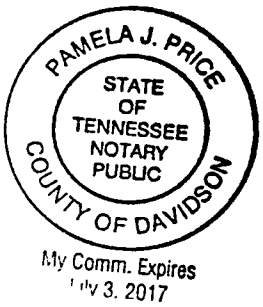


EXHIBIT A TO SPECIAL WARRANTY DEED

LEGAL DESCRIPTION

TRACT I:

LAND LYING AT THE NORTH END OF CURTIS DRIVE IN THE FOURTH COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE. AND MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A CONCRETE MONUMENT (OLD) AT THE NORTH END OF SAID CURTIS DRIVE AND MARKING THE NORTHEAST CORNER OF LOTS OF "OZARK HILLS" AS RECORDED IN BOOK 3700, PAGE 20, R.O.D.C., TENNESSEE; THENCE,

1. WITH THE NORTH LINE OF SAID LOT 8, N82°18'07"W, A DISTANCE OF 425.97 FEET TO A CAPPED ½" IRON ROD (NEW); THENCE,

2. SEVERING SAID LAND, N07°02'51"E, A DISTANCE OF 963.72 FEET TO A CAPPED ½" IRON ROD (NEW) ON THE SOUTH LINE OF RESERVE PARCEL A OF "PLEASANT HILL" AS RECORDED IN BOOK 2900, PAGE 69. R.O.D.C., TENNESSEE; THENCE,

3. WITH THE SOUTH LINE OF SAID RESERVE PARCEL A, S81°22'53"E, A DISTANCE OF 453.77 FEET TO A CAPPED ½" IRON ROD (NEW) MARKING THE NORTHWEST CORNER OF THE LAND; THENCE WITH THE WEST LINE OF SAID LAND THE FOLLOWING FOUR CALLS (4 THROUGH 7);

4. S07°02'22"W, A DISTANCE OF 788.89 FEET TO A CAPPED ½" IRON ROD (NEW); THENCE,

5. S37°07'43"E, A DISTANCE OF 71.71 FEET A CAPPED ½" IRON ROD (NEW) ON THE WEST RIGHT OF WAY LINE OF THE PROPOSED EXTENSION OF SAID CURTIS DRIVE; THENCE,

6. WITH SAID WEST RIGHT OF WAY LINE AND WITH A CURVE TO THE LEFT, SOUTHWESTERLY AN ARC LENGTH OF 116.46 FEET, SAID CURVE HAVING A RADIUS OF 325.00 FEET, A DELTA ANGLE OF 20°31'52", A CHORD OF S42°35'50"W, 115.84 FEET TO A CAPPED ½" IRON ROD (NEW) AT THE POINT OF TANGENCY; THENCE,

7. S32°47'06"W, A DISTANCE OF 23.93 FEET TO THE POINT OF BEGINNING; CONTAINING 10.043 ACRES. MORE OR LESS.

TRACT 2:

AN EASEMENT, 20 FEET IN WIDTH, FOR SANITARY SEWER IMPROVEMENTS OVER AND ACROSS LAND LYING AT THE NORTH END OF CURTIS DRIVE IN THE FOURTH COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE, SAID EASEMENT MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT (OLD) AT THE NORTH END OF SAID CURTIS DRIVE AND MARKING THE NORTHEAST CORNER OF LOTS OF "OZARK HILLS" AS RECORDED IN BOOK 3700, PAGE 20, R.O.D.C., TENNESSEE; THENCE, WITH THE NORTH LINE OF SAID LOT 8, N82°18'07"W, A DISTANCE OF 425.97 FEET TO A CAPPED ½" IRON ROD (NEW); THENCE, SEVERING SAID LAND, N07°02'51"E, A DISTANCE OF 135.27 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE,

1. SEVERING SAID LAND AND WITH THE NORTH LINE OF THE LAND N80°43'28"W, A DISTANCE OF 348.86 FEET TO A POINT ON THE EAST LINE OF AN EXISTING SANITARY SEWER EASEMENT RECORDED IN BOOK 7885, PAGE 733, R.O.D.C., TENNESSEE; THENCE,

2. WITH THE EAST LINE OF SAID EXISTING EASEMENT, N12°51'07"E, A DISTANCE OF 20.04 FEET TO A POINT THENCE,

3. SEVERING SAID PROPERTY, S80°43'28"E, A DISTANCE OF 346.83 FEET TO A POINT; THENCE,

4. SEVERING SAID PROPERTY, S07°02'51"W, A DISTANCE OF 20.02 FEET TO THE POINT OF BEGINNING; CONTAINING 6,957 SQUARE FEET, MORE OR LESS.

TRACT 3:

AN EASEMENT, 20 FEET IN WIDTH, FOR DRAINAGE IMPROVEMENTS OVER AND ACROSS LAND LYING AT THE NORTH END OF CURTIS DRIVE IN THE FOURTH COUNCILMANIC DISTRICT, METROPOLITAN NASHVILLE DAVIDSON COUNTY, TENNESSEE, SAID EASEMENT MORE PARTICURALY DESCRIBED AS FOLLOWS:

COMMENCING AT A CONCRETE MONUMENT (OLD) AT THE NORTH END OF SAID CURTIS DRIVE AND MARKING THE NORTHEAST CORNER OF LOT 8 OF "OZARK HILLS" AS RECORDED IN BOOK 3700, PAGE 20, R.O.D.C., TENNESSEE; THENCE, WITH THE NORTH LINE OF SAID LOTS, N82°18'07"W, A DISTANCE OF 425.97 FEET TO A CAPPED IRON ROD (NEW); THENCE, SEVERING SAID COBB LAND, N07°02'51"E, A DISTANCE OF 943.72 FEET TO THE POINT OF BEGINNING OF SAID EASEMENT; THENCE,

1. SEVERING SAID PROPERTY, N81°22'36"W, A DISTANCE OF 241.62 FEET TO A CREEK; THENCE

2. SEVERING SAID PROPERTY AND WITH SAID CREEK, N08°37'24"E, A DISTANCE OF 20.00 FEET TO A POINT ON THE SOUTH LINE OF THE LAND; THENCE,

3. WITH THE SOUTH LINE OF SAID LAND, S81°22'31"E, A DISTANCE OF 241.07 FEET TO A CAPPED ½" IRON ROD (NEW); THENCE,

4. SEVERING SAID LAND, S07°02'51"W, A DISTANCE OF 20.00 FEET TO THE POINT OF BEGINNING; CONTAINING 4,826 SQUARE FEET, MORE OR LESS.

Being the same property conveyed to AMERICAN SECURITY BANK & TRUST by Subtitute Trustee's Deed from THOMAS W. LAWLESS, as Substitute Trustee, of record as Instrument No. 20091113-0104739, dated November 13, 2009, Register's Office for Davidson County, Tennessee.

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Jennifer Pierce, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 11-6-17

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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