BILL GARRETT, Davidson County
Trans:T20150019662 DEEDWARRSP
Recvd: 03/18/15 10:27 5 pgs
Fees:28.00 Taxes:3367.00
20150318-0023209

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I hereby swear or affirm that the actual consideration or value, whichever is greater, for this transaction is $910,000.00.

Subscribed and sworn to before me, this the _____ day of March, 2015.

Notary Public

My Commission Expires: _____

C.M. CORRIVEAU
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2017

THIS INSTRUMENT PREPARED BY
Midtown Title, LLC
1704 Charlotte Avenue, Suite 105, Nashville, TN 37203

Address New Owner:	Map-Parcel Number:	Send Tax Bills To:
Christine K. Lee 774 Saussy Place Nashville, TN 37205	147-07-0-160.00	New Owner

FOR AND IN CONSIDERATION of the sum of Ten and no/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **FIRST TENNESSEE BANK NATIONAL ASSOCIATION, a national banking association** (referred to hereinafter as "Grantor"), hereby bargains and sells and does hereby transfer and convey unto **CHRISTINE K. LEE** (collectively referred to hereinafter as "Grantee"), and Grantee's successors and assigns, that certain lot, tract, or parcel of land located in Davidson County, Tennessee, as further described in **Exhibit "A"**, attached hereto and incorporated herein by reference (the "Property").

TO HAVE AND TO HOLD the Property with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, its heirs and representatives, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of the Property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except those matters set forth in **Exhibit "B"** attached hereto and incorporated by reference herein (the "Permitted Exceptions").

GRANTOR FURTHER COVENANTS with the said Grantee and binds itself, its successors and assigns, to warrant and forever defend the title thereto of the Property to the said

Grantee, its heirs and representatives, against the lawful claims and demands of all persons claiming by, through or under Grantor, but not further or otherwise.

Except as expressly provided in the immediately preceding paragraph, **GRANTOR MAKES NO REPRESENTATION AS TO THE PROPERTY CONVEYED HEREBY, OR ITS CONDITION, ITS MERCHANTABILITY OR ITS SUITABILITY FOR ANY PARTICULAR USE OR PURPOSE, AND GRANTEE BY ITS ACCEPTANCE OF THIS DEED, HEREBY ACKNOWLEDGES THAT THEY HAVE BEEN GIVEN THE OPPORTUNITY TO INSPECT THE PROPERTY AND ACCEPTS THE SAME "AS IS," "WHERE IS" AND "WITH ALL FAULTS."** Grantee shall not make any claim against Grantor for diminution of the value of the Property, remediation of any contamination on the Property, loss of use of the Property, handling, transportation or disposal of contaminated media from the Property, or any other loss, damage or expense as the result of any environmental contamination or other latent or patent defect in the Property's condition.

The terms and provisions contained in this Deed shall be binding upon and inure to the benefit of Grantor and Grantee and its respective heirs, successors, personal representatives and assigns.

SIGNATURE ON FOLLOWING PAGE.

IN WITNESS WHEREOF, the Grantor has caused this instrument to be executed on this 13th day of March, 2015.

GRANTOR:

FIRST TENNESSEE BANK NATIONAL ASSOCIATION, a national banking association

By: _____

Printed Name: Stephen Bieber

Title: Senior Vice President

STATE OF TENNESSEE)
)
COUNTY OF SHELBY)

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Stephen Bieber, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and upon oath acknowledged himself to be the Senior Vice President of **FIRST TENNESSEE BANK NATIONAL ASSOCIATION, a national banking association**, and that he as such Senior Vice President, being authorized to do so, executed the foregoing instrument for the purposes therein contained.

WITNESS my hand and official seal this 13th day ofMarch, 2015.

CHERYL BELL
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY

_____
Notary Public
My Commission Expires: _____
MY COMMISSION EXPIRES MAY 12, 2016

EXHIBIT "A"

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being Lot 1, QUINCY'S OF NASHVILLE NO. 3, RESUBDIVISION OF LOT 1, as shown on plat of record in Instrument No. 20040623-0074344, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to First Tennessee Bank National Association, a national banking association by Warranty Deed from Miguel Fuentes, an individual, recorded on the 15th day of December, 2003 in Instrument No. 20031215-0179057, in the Register's Office of Davidson County, Tennessee.

EXHIBIT "B"

PERMITTED EXCEPTIONS

1. Taxes and assessments for the year 2015 and subsequent years, not yet due and payable.

2. Any and all zoning regulations, building restrictions, setback lines, conditions, covenants, and restrictions (as may be amended or supplemented), all easements, utility easements or rights of ways for public utilities that appear in the appropriate public record.

3. All shown on the plat of QUINCY'S OF NASHVILLE NO. 3, RESUBDIVISION OF LOT 1, as recorded in Instrument No. 20040623-0074344 and Plat Book 5800, Page(s) 13, Register's Office for Davidson County, Tennessee.

4. Easement for Sewer/Storm Drainage, recorded in Book 5268, Page 310 and Book 5268, Page 314, Register's Office for Davidson County, Tennessee.

5. Stormwater Detention Agreement recorded in Book 5861, Page 478, Book 5861, Page 526 and Instrument No. 20040603-0065660, Register's Office for Davidson County, Tennessee.

6. Conveyance to Metro for Water/Sewerage Services recorded in Book 5782, Page 823, Register's Office for Davidson County, Tennessee.