This Instrument prepared by:
Bankers Title & Escrow Corp.
3310 West End Ave., Ste. 540
Nashville, TN 37203

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL
Robert Hamilton	SAME	MAP
2124 Arbor Pointe Way		PARCEL 137-04-0B-002.00-CO
Hermitage, TN 37076		

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 consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Avenue Bank**, (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto the said **Robert Hamilton, unmarried** (the "Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in DAVIDSON County, State of TENNESSEE, described as follows:

> Land in Davidson County, Tennessee, being Lot No. 2 on the Plan of Final Plat on Arbor Crest Subdivision of record in Plat at Instrument No. 20071129-0138522, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.
>
> Being a portion of the same property conveyed to Avenue Bank by Substitute Trustee's deed from Thomas W. Lawless, Substitute Trustee of record in Instrument No. 20091029-0100108 Register's Office for Davidson County, Tennessee, dated October 28, 2009 and recorded on October 29, 2009.

This is ( ) UNIMPROVED

(X) IMPROVED property known as 2124 Arbor Pointe Way, Hermitage, TN 37076.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee, and Grantee's successors and assigns forever.

And Grantor covenants with the said Grantee that it is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is free from all encumbrances made or suffered by Grantor except to the extent otherwise set forth herein.

And Grantor does further covenant and bind itself, and its successors and assigns, to warrant and forever defend the title to the Property to the said Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through or under the Grantor, but not further or otherwise.

BILL GARRETT, Davidson County
Trans: T20150063485 DEEDWARRSP
Recvd: 08/03/15 10:37 2 pgs
Fees: 13.00 Taxes: 1313.50
20150803-0076272

IN WITNESS WHEREOF, the Grantor has caused this Special Warranty Deed to be executed this 31 day of July, 2015.

Avenue Bank

By: _____

Its: E.V.P.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public of said county and state, JAMES P. MCCANN with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he as the EXECUTIVE VICE PRESIDENT of **Avenue Bank**, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this 31 day of July 2015.

_____
Notary Public

My Commission Expires: March 8, 2016

R. L. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $**355,000.00**.

_____
Affiant

Subscribed and sworn to before me this 31st day of July, 2015.

_____
Notary Public

My Commission Expires:

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 3, 2015