THIS INSTRUMENT PREPARED BY:
Glenn S. Macbeth, Attorney
Gateway Title Services, LLC
Suite 102 Stone Gate Corporate Center
1639 Medical Center Parkway
Murfreesboro, TN 37129

NAME AND ADDRESS OF NEW OWNERS:
J. Leonor Vilchis Garcia
366 Leo Lane
Nashville, TN 37211
SEND TAX BILLS TO:
Pinnacle Bank
150 3rd Avenue South, Suite 900
Nashville, TN 37201

BILL GARRETT, Davidson County
Trans:T20150109047 DEEDWARRSP
Recvd: 12/28/15 12:16 3 pgs
Fees:18.00 Taxes:379.25
20151228-0129952

SPECIAL WARRANTY DEED

(Map 148-05-0, Parcel 183.00)

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 of all of which is hereby acknowledged, we, the undersigned, **PINNACLE BANK** hereinafter referred to as "Grantor", have bargained and sold and do hereby transfer and convey unto **J. LEONOR VILCHIS GARCIA and wife, MARIA D. SANCHEZ TORRES**, hereinafter referred to as "Grantees", their heirs and assigns forever, that certain property located and situated in Davidson County, Tennessee, and more particularly described as follows:

> LAND located in Davidson County, Tennessee, being all of Lot No. 30, Plan of Haywood Heights, Section Two, according to plat and survey of same appearing of record in Plat Book 2663, page 13, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details as to location and description of said lot.
>
> Said Lot No. 30 fronts 85 feet on the Northerly side of Leo Lane, and extends back 140 feet on the Westerly line and 207 feet on the Easterly line, to a dead line in the rear, measuring 100.5 feet thereon.
>
> BEING the same property conveyed to Pinnacle Bank, by Substitute Trustee's Deed from David M. Smythe, Substitute Trustee, dated November 3, 2015, of record in Instrument No. 20151104-0112525, in the Register's Office of Davidson County, Tennessee.
>
> THIS CONVEYANCE IS MADE SUBJECT TO minimum building setback lines, public utility and drainage easements, and all other matters as shown on subdivision plat of record in Plat Book 2663, page 13 and to all zoning and subdivision regulations of the appropriate governmental body, together with any easements or right-of-ways for public roads and utilities.

This is improved property known as 366 Leo Lane, Nashville, TN 37211.

See Exhibit "A" "2015 Grant Retention Language Acknowledgement" attached hereto and incorporated herein by reference.

TO HAVE AND TO HOLD the said real estate, together with all appurtenances, estate, title and interest belonging to the said Grantees, their heirs and assigns, forever.

Grantor covenants with the said Grantees that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered except as noted herein, and for the 2015 real property taxes which will be prorated at closing and paid by the Grantor.

Grantor further covenants and binds Grantor, its successors and assigns, to warrant specially and forever defend the title to the said land to the said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but no further or otherwise.

WITNESS MY HAND and signature on this the 23rd day of December, 2015.

PINNACLE BANK

By: Allen Dixon
ALLEN DIXON, SENIOR VP

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Allen Dixon, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged himself to be the Senior Vice President of Pinnacle Bank, the within named bargainor, a banking corporation, and that he as such officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of Pinnacle Bank by himself as Senior Vice President.

Witness my hand and official seal, this the 23rd day of December, 2015.

Amber Church
Notary Public

My Commission Expires: July 8, 2019

(SEAL)

AMBER CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 8, 2019

AFFIDAVIT

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

I hereby swear or affirm that, to the best of affiant's knowledge, information and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $102,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

JL Cobar Villalta Garcia
Affiant

Subscribed and sworn to before me this 23rd day of December, 2015.

Amber Church
Notary Public

My commission expires: July 8, 2019

File No. PB150825A

AMBER CHURCH
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires
July 8, 2019

Exhibit A

2015 Grant Retention Language Acknowledgement

Borrower(s), for and in consideration of receiving direct subsidy funds from Pinnacle Bank, must maintain ownership in this property for a period of five (5) years (Retention Period) from the date of the recording of this deed.

(i) Pinnacle Bank, whose mailing address is 150 3rd Ave., So., Suite 900, Nashville, TN 37201, is to be given notice of any sale, refinancing, foreclosure, conveyance by deed in lieu of foreclosure, assignment of the first mortgage to the Secretary of HUD, or change in ownership of the unit occurring prior to the end of the Retention Period.

(ii) In the case of a sale or refinancing prior to the end of the Retention Period, an amount equal to a pro rata share of the grant that financed the purchase, construction, or rehabilitation of the unit, reduced for every year the seller owned the unit, shall be repaid to Pinnacle Bank from any net gain realized upon the sale or refinancing of the unit; unless:

(A) Following a refinancing, the unit continues to be subject to a deed restriction or other legally enforceable retention agreement or mechanism, incorporating the requirements of clauses (i) and (ii), contained herein.

I acknowledge that I have been informed that the language above will be included in or attached to the warranty deed for the property I am purchasing and I agree to the restrictions and limitations included in this language.

JLeonor Vilchis Garcia	JLeonor Vilchis Garcia	12/23/15
Homebuyer Printed Name	Homebuyer Signature	Date
maria D. Sanchez Torres	Maria D Sanchez Torres	12-23-15
Homebuyer Printed Name	Homebuyer Signature	Date
		12-23-15
Pinnacle Bank by Allen Dixon, SVP		Date