Karen Y Johnson Davidson County
Batch# 140964 DEEDWARRSP
09/14/2018 03:24:30 PM 7 pgs
Fees: $38.00 Taxes: $11,932.50
20180914-0091605

THIS INSTRUMENT PREPARED BY:	Property Owner:	Property Address:	Mail Tax Bills To:	Tax Parcel No(s).:
Maygan Pokabla Baker Donelson Bearman Caldwell & Berkowitz PC 165 Madison Avenue; Suite 2000 Memphis, TN 38103 **RETURN TO:** Jodean King First American Title Insurance 611 Commerce Street, Suite 3101 Nashville, TN 37203	First Farmers and Merchants Bank 816 S. Garden Street Columbia, TN 38401	2306 21st Avenue South, Nashville, TN 37212	First Farmers and Merchants Bank 816 S. Garden Street Columbia, TN 38401	104-160-10700

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 14th day of September, 2018, by and between **FIRST TENNESSEE BANK NATIONAL ASSOCIATION**, a national banking association whose address is 165 Madison Avenue, Memphis, TN 38103 (hereinafter referred to as "Grantor"), and **FIRST FARMERS AND MERCHANTS BANK,** a Tennessee banking corporation, whose address is 816 S. Garden Street, Columbia, TN 38401 (hereinafter referred to as "Grantee").

WITNESSETH:

THAT for and in consideration of TEN DOLLARS ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the said Grantee the following described real estate situated and being in Nashville, Davidson County, Tennessee to, wit:

> All of that certain real estate described in Exhibit A attached hereto and incorporated herein by this reference (the "Real Estate").

TO HAVE AND TO HOLD the Real Estate together with all the appurtenances and hereditaments thereunto belonging or in the anywise appertaining unto Grantee, its successors and assigns in fee simple forever.

Subject to the permitted exceptions set out in Exhibit B hereto, Grantor does hereby covenant with Grantee that title to the Real Estate Grantor will warrant and forever defend against the lawful claims of all persons claiming by, through or under Grantor, but not further or otherwise.

As used herein, pronouns shall be construed according to their gender and number according to the context thereof.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representative on the day and year first above written.

FIRST TENNESSEE BANK NATIONAL ASSOCIATION

By: Sherron L. Plummer
Name: Sherron L. Plummer
Title: Vice-President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Peggy Goble, a Notary Public in and for the State and County aforesaid, personally appeared Sherron L. Plummer, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be a Vice-President of FIRST TENNESSEE BANK NATIONAL ASSOCIATION, the within named bargainor, a national banking association, and that she as such Vice-President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by herself as such Vice-President.

WITNESS my hand and seal at office, on this the 13th day of September, 2018.

Peggy Goble
Notary Public

My Commission Expires:
July 20, 2021

PEGGY GOBLE
STATE OF TENNESSEE NOTARY PUBLIC
SHELBY COUNTY

4849-3409-9314
2100000-B12859

AFFIDAVIT OF VALUE

I, or we, 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 Three Million Two Hundred Twenty-Five Thousand and 00/100 Dollars ($3,225,000.00), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant President, First Farmers and Merchants Bank

Subscribed and sworn to before me this 18th day of September, 2018.

Notary Public

STEPHANIE HARLAN
STATE OF TENNESSEE
NOTARY PUBLIC
MAURY COUNTY

My Commission Expires: May 19, 2020

EXHIBIT A
TO SPECIAL WARRANTY DEED

Legal Description

LOCATED IN DAVIDSON COUNTY, TENNESSEE:

PROPERTY LOCATED IN THE 18TH COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE. BEING LOT ONE ON THE RESUBDIVISION OF LOT 68 AND A PORTION OF LOT 67 ON THE REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS AS OF RECORD IN PLAT BOOK 3500, PAGE 52, R.O.D.C., TN. AND BEING MORE PARTICULARLY DESCRIBED ACCORDINGLY TO AN AS-BUILT SURVEY PREPARED BY WAMBLE AND ASSOCIATES DATED MARCH 27, 1995 AS FOLLOWS:

BEGINNING AT A POINT ON THE NORTHERN RIGHT-OF-WAY OF LINDEN AVENUE, SAID POINT BEING AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY, SAID POINT ALSO BEING THE SOUTHWEST CORNER OF LOT TWO ON THE ABOVE REFERENCED SUBDIVISION PLAT; THENCE, FOLLOWING SAID NORTHERLY RIGHT-OF-WAY NORTH 86 DEGREES 47 MINUTES 28 SECONDS WEST 205.24 FEET TO A CONCRETE MONUMENT (OLD); THENCE, WITH A CURVE TO THE RIGHT HAVING A CENTRAL ANGLE OF 108 DEGREES 18 MINUTES 43 SECONDS, A RADIUS OF 25.00 FEET, AN ARC LENGTH OF 47.26 FEET AND A CHORD BEARING AND LENGTH OF NORTH 32 DEGREES 38 MINUTES 02 SECONDS WEST 40.53 FEET TO AN IRON ROD (NEW) ON THE EASTERLY RIGHT-OF-WAY OF 21ST AVENUE SOUTH; THENCE, FOLLOWING SAID EASTERLY RIGHT-OF-WAYNORTH 21 DEGREES 31 MINUTES 24 SECONDS EAST 142.54 FEET TO AN IRON ROD (OLD), SAID IRON ROD BEING THE NORTHWEST CORNER OF THE HEREIN DESCRIBED PROPERTY AND THE SOUTHWEST CORNER OF PROPERTY CONVEYED TO ASHWOOD ASSOCIATES AS OF RECORD IN DEED BOOK 5386, PAGE 835, R.O.D.C., TN; THENCE, FOLLOWING THE COMMON LINE BETWEEN THE HEREIN DESCRIBED PROPERTY AND SAID ASHWOOD ASSOCIATES PROPERTY SOUTH 84 DEGREES 59 MINUTES 00 SECONDS EAST 185.85 FEET TO AN IRON ROD (OLD), SAID ROD BEING THE NORTHEAST CORNER OF THE HEREIN DESCRIBED PROPERTY AND THE NORTHWEST CORNER OF LOT TWO ON THE AFOREMENTIONED GEORGE BLAIR'S RESUBDIVISION; THENCE, FOLLOWING THE COMMON LINE BETWEEN THE HEREIN DESCRIBED PROPERTY AND SAID LOT TWO SOUTH 03 DEGREES 45 MINUTES 57 SECONDS WEST 162.32 FEET TO THE POINT OF BEGINNING.

ALSO DESCRIBED AS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 1, ON THE RESUBDIVISION OF LOT 68 AND A PORTION OF LOT 67, ON THE REVISED PLAN OF GEORGE W. BLAIR'S SUBDIVISION OF BELMONT HEIGHTS, AS OF RECORD IN BOOK 3500, PAGE 52, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE NORTHERLY MARGIN OF LINDEN AVENUE, SAID POINT BEING THE COMMON CORNER OF LOTS NOS. 1 AND 2; THENCE NORTHWARDLY WITH THE LINE BETWEEN LOTS NOS. 1 AND 2, 162.52 FEET TO A POINT; THENCE NORTH 84°59; WEST 185.89 FEET TO A POINT IN THE EASTERLY MARGIN OF 21ST AVENUE SOUTH; THENCE SOUTHWARDLY WITH SAID MARGIN OF 21ST AVENUE SOUTH, 142.59 FEET TO A POINT WHICH IS THE BEGINNING OF A CURVE TO THE LEFT HAVING A RADIUS OF 25 FEET; THENCE SOUTHEASTWARDLY AROUND SAID CURVE, 46.77 FEET TO A POINT IN THE NORTHERLY MARGIN OF LINDEN AVENUE; THENCE EASTWARDLY ALONG SAID MARGIN OF LINDEN AVENUE, 205.07 FEET TO THE POINT OF BEGINNING.

BEING THAT SAME PROPERTY CONVEYED TO FIRST TENNESSEE BANK NATIONAL ASSOCIATION, A NATIONAL BANKING ASSOCIATION, BY DEED FROM COMMODORE LLC, A TENNESSEE LIMITED LIABILITY COMPANY, OR RECORD IN INSTRUMENT NO. 20031203-0174185, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

EXHIBIT B
TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. Taxes and assessments for the year 2018 and subsequent years, not yet due and payable.

2. Easement from First Tennessee Bank National Association to BellSouth Telecommunications, Inc., of record in Instrument No. 20040602-0064632, in the Register's Office of Davidson County, Tennessee.

3. Terms and provisions of Stormwater Detention Agreement, by and between First Tennessee Bank N.A. and Metropolitan Government of Nashville and Davidson County, of record in Instrument No. 20040329-0034876, in the Register's Office of Davidson County, Tennessee.

4. All matters shown on Plat recorded in Book 3500, page 52, in the Register's Office of Davidson County, Tennessee.

5. Any matters which an accurate survey of the Real Estate would disclose, including without limitation, any facts, rights, interests or claims that may exist or arise by reason of the following matters disclosed by an ALTA/NSPS survey made by Mark E. Lowrance, RLS No. 1660, Anderson, Delk, Epps & Associates Inc. on August 7, 2018, last revised August 24, 2018, designated Job No. 18-116:

   Picnic area encroaching over the easterly boundary of the Land
   Sidewalk encroaching over the southerly boundary of the Land

True Copy Certification

I, Jay H. Smith, 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 Tennessee

County of Davidson

Personally appeared before me, Elizabeth Puckett, a notary public for this county and state, Jay H. Smith who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 5/6/2019

Notary Seal:

