After initial recording return to:
Hudson, Reed & McCreary, PLLC
16 Public Square North
Murfreesboro, TN 37130

| Prepared by and Return to: | Property Owner: | Property Address: | Mail Tax Bills To: | Tax Parcel No(s).: |
|---|---|---|---|---|
| Maygan Pokabla, Esq.<br>Baker, Donelson, Bearman, Caldwell & Berkowitz, PC<br>165 Madison Avenue, Suite 2000<br>Memphis, TN 38103 | Ascend Federal Credit Union<br>520 Airpark Drive<br>Tullahoma, TN 37338 | 1915 Glen Echo Road, Nashville, TN 37215 | Ascend Federal Credit Union<br>520 Airpark Drive<br>Tullahoma, TN 37338 | 117-15-0-169.00 |

Karen Johnson Davidson County
Batch# 211400 **DEEDWARRSP**
03/29/2019 09:23:43 AM 5 pgs
Fees: $27.00 Taxes: $0.00

20190329-0028388

## SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into effective as of this 22nd day of March, 2019, 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 **ASCEND FEDERAL CREDIT UNION**, a Federally Chartered Credit Union, whose address is 520 Airpark Drive, Tullahoma, TN 37388 (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; provided, however, that Grantor makes no covenants or warranties whatsoever with respect to title to any alley bisecting the Real Estate and any land lying in the bed of any streets, roads, highways, or avenues adjoining or abutting the Real Estate or the amount of acreage or square footage contained in the Real Estate.

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: Stephen K Bieber
Name: Stephen K. Bieber
Title: Senior Vice-President

STATE OF TENNESSEE
COUNTY OF SHELBY

Before me, Deborrah E. Cooper a Notary Public in and for the State and County aforesaid, personally appeared Stephen K. Bieber, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be a Senior Vice-President of FIRST TENNESSEE BANK NATIONAL ASSOCIATION, the within named bargainor, a national banking association, and that he as such Senior Vice-President, being duly authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the national banking association as himself as such Senior Vice-President.

WITNESS my hand and seal at office, on this the 22nd day of March, 2019.

Deborrah E Cooper
Notary Public

My Commission Expires:
11-21-22

DEBORRAH E. COOPER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. NOV. 21, 2022

4842-0963-0575
2100000-B12805

## 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 $0 (exempt), which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 25th day of March, 2019.

Notary Public

My Commission Expires: 9/17/22

CARLA L. ENOS
STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

**GRANTEE IS A FEDERALLY CHARTERED CREDIT UNION AND IS EXEMPT FROM THE PAYMENT OF TRANSFER TAX PURSUANT TO 12 UNITED STATES CODE SECTION 1768.**

4842-0963-0575
2100000-B12805

**EXHIBIT A**
TO SPECIAL WARRANTY DEED

Legal Description

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of 1st Revision of A.R.A. Subdivision, of record in Book 4885, Page 128, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot 1 fronts 132.0 feet on the southerly margin of Glen Echo Road and extends back 150.0 feet on the westerly line and 150.8 feet on the easterly line, to a line on the rear on which is measured 116.4 feet.

Being the same property conveyed by 1915 Glen Echo Drive, LLC to Greene County Bank, predecessor-by-merger to Capital Bank, National Association, predecessor-by-merger to First Tennessee Bank National Association by General Warranty Deed recorded at Instrument Number 20060118-0006866, Register's Office for Davidson County, Tennessee.

**EXHIBIT B**
TO SPECIAL WARRANTY DEED

Permitted Exceptions

1. All matters that would be shown by an accurate and complete survey of the Real Estate.

2. Taxes and assessments for the year 2019 and subsequent years, not yet due and payable.

3. All easements and restrictions of record including but not limited to the following:

    a. Subject to all matters of a plat as shown of record in Plat Book 4885, page 128, Register's Office for Davidson County, Tennessee.
    b. Easement for ingress and egress of record in Book 5004, page 911, Register's Office for Davidson County, Tennessee.
    c. Easement Maintenance Agreement of record in Book 5122, page 345, Register's Office for Davidson County, Tennessee.
    d. Sewer pipe right-of-way easement of record in Book 2751, page 611 and Book 2751, page 483, Register's Office for Davidson County, Tennessee.
    e. Restrictive Covenant of record in Instrument No. 20010314-0024595, Register's Office for Davidson County, Tennessee.