SEND TAX BILL:
Steven R. Griffith
PO Box 1955
Mt. Juliet, TN 37121

PROPERTY OWNER:
Steven R. Griffith
PO Box 1955
Mt. Juliet, TN 37121

Map 96 05 0A
Parcel 044.00 (Unit A4U)
Map 96 05 0A
Parcel 045.00 (Unit A5U)

FROM: **First Community Bank of Tennessee**

TO: **Steven R. Griffith**

Karen Johnson Davidson County
Batch# 253644 DEEDWARRSP
07/08/2019 09:21:18 AM 3 pgs
Fees: $18.00 Taxes: $625.30
20190708-0066094

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of TEN ($10.00) DOLLARS, cash in hand paid, the receipt of which is hereby acknowledged, and other good and valuable considerations, the receipt of which is hereby acknowledged, **First Community Bank of Tennessee** hereby sell(s), transfer(s) and convey(s) unto **Steven R. Griffith** and the said party's heirs and assigns, a certain tract or parcel of real estate, lying and being in the DAVIDSON County, Tennessee, and being more particularly bounded and described as follows, to-wit:

Tax Map 096 05 OA 044.00

TRACT NO. 1: (211 Donelson Pike, Unit 204) Land in Davidson County, Tennessee, being Building A, Unit A4U (Parcel No. 44) on the Plan of Cameron Park Office Center, of record in Plat Book 6200, Page 49, Register's Office for said County, to which reference is hereby made for a more complete legal description. Also, being described and together with appurtenant interest in the common elements of Cameron Park, a horizontal property regime established by the Master Deed of record in Book 6297, page 851, said Register's Office.

Tax Map 096 05 OA 045.00

TRACT NO. 2: (211 Donelson Pike, Unit 205) Land in Davidson County, Tennessee, being Building A, Unit A5U (Parcel No. 45) on the Plan of Cameron Park Office Center, of record in Plat Book 6200, Page 49, Register's Office for said County, to which reference is hereby made for a more complete legal description. Also, being described and together with appurtenant interest in the common elements of Cameron Park, a horizontal property regime established by the Master Deed of record in Book 6297, page 851, said Register's Office.

BEING the same two tracts property conveyed to First Community Bank of Tennessee by Deed in Lieu of Foreclosure from David A. Reed and Darcie J. Reed, of record in Instrument No. 20190701-0063409, Register's Office of Davidson County, Tennessee.

The Address of the above described property is 211 Donelson Pike, units 204 and 205, Nashville, Tennessee, 37214.

CONVEYANCE OF SAID PROPERTY IS MADE SUBJECT TO THE FOLLOWING:

(1) Property taxes for the current year and all subsequent years. (2) All matters appearing on the Plan of record in plat Book 6200, page 49, Register's Office of Davidson County, Tennessee. (3) Cameron Park Master Deed and Declaration of Horizontal Property Regime in Book 6297, page 851, Book 11710, page 523; Instrument No. 20140820-0075956; Instrument No. 20150107-0001559 and Instrument No. 20180615-0057928, said Register's

Office. (4) By-Laws in Book 6297, page 864, said Register's Office. (5) Easement for right to lay, hold and maintain a water main in Donelson Pike, formerly Polk Ave., to Bransford Realty Company, in Book 880, page 220, said Register's Office. (6)Transmission Line Easement to U.S.A., in Book 1163, page 629, said Register's Office. (7) Permanent drainage easement to Metro Government in Book 4181, page 194, said Register's Office. (8) Deed to Metro Government for sanitary sewers, storm drainage, water mains and appurtenances in Book 6255, page 605, said Register's office. (9) Boundary Plat of Cameron Park Office Center in Plat Book 6200, page 48, said Register's Office.

This conveyance is subject to any and all existing easements and restrictions of record.

TO HAVE AND TO HOLD all rights, title and interest in the above described tract of real estate unto the said **Steven R. Griffith**, and said party's heirs and assigns, forever in fee simple.

First Community Bank of Tennessee covenant(s) that said party is lawfully seized and possessed of the above described tract of real estate; that said party has a good and lawful right to sell and convey the same; and that the same is free and unencumbered, except for a Deed of Trust from David A. Reed and Darcie J. Reed to Exit Properties General Partnership, securing a note in the original principal amount of $32,000.00, dated November 30, 2017, of record in Instrument #20171206-0124511, Register's Office of Davidson County, Tennessee.

First Community Bank of Tennessee covenant(s) and bind(s) said party, and the party's successors and representatives, to forever warrant and defend the title to the above described tract of real estate unto **Steven R. Griffith**, and said party's heirs and assigns, against the lawful claims of all persons whomsoever.

The warranties passing to Grantees hereunder are limited solely to those matters arising from acts of the Grantor, its agent or representative, occurring solely during the period of Grantor's ownership of the subject real estate.

WITNESS my hand, this the 3rd day of July, 2019.

FIRST COMMUNITY BANK OF TENNESSEE

BY: _____
Scott Cocanougher, CEO

STATE OF TENNESSEE
COUNTY OF BEDFORD

On this 3rd day of July, 2019, before me personally appeared Scott Cocanougher to me known (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged to be CEO of First Community Bank of Tennessee, the within named bargainor, a banking institution, and that as such executed the foregoing instrument for the purposes therein contained, by signing the name of the institution.

Witness my hand and seal at office in Shelbyville, Tennessee, this 3rd day of July, 2019.

Notary Public: _____

My Commission Expires: 9/15/2020

AMY REYES
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

I, or we, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $ 169,000.00 which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

Havana Trefun, agent
Affiant

Subscribed and sworn to before me this the 3rd day of July, 2019.

Notary Public or Register

My Commission Expires: 9/15/2020

A:re/DED.special.griffith

AMY REYES
STATE OF TENNESSEE NOTARY PUBLIC
BEDFORD COUNTY

DOCUMENT PREPARATION
LAW OFFICES OF RAMBO, TROTT & BURRIS
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