File No. 280500762

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/08 13:49 3 pgs
Fees:18.00 Taxes:2238.50
20080618-0062791

STATE OF TENNESSEE
COUNTY OF ~~WILSON~~ DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $605,000.00

John W. Hagood E.V.P.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF JUNE, 2008.

Judy R. Montague
Notary Public

MY COMMISSION EXPIRES ~~JULY 25, 2009~~

MY COMMISSION EXPIRES:

(AFFIX SEAL)

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Cumberland Title
Sidwell, Barrett, & Welch, PC
13026 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Rolick	First National Bank of Pennsylvania	Map 54-14-A-8.00
(NAME) 29 Harbor Cove	(NAME) 3320 East State Street	
(ADDRESS) Old Hickory, TN 37138	(ADDRESS) Hermitage, Pennsylvania 16148	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Renasant Bank,

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Thomas Rolick and Kathleen Rolick, Husband and Wife,

HEREINAFTER CALLED THE GRANTEE(S), THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 8 on the Plan of BRANDYWINE HARBOR, as of record in Plat Book 11700, Page 38, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Renasant Bank by Trustee's Deed dated 5/2/2008 from James R. Hampton and Linda Hampton of record in Instrument No. 20080515-0049991, recorded 5/15/2008, Register's Office for said County.

Subject to all matters as set forth per Plat Book 11700, Page 38, Register's Office of said County.

Restrictive Covenants of record in Instrument No. 20070119-007855 and Instrument No. 20070824-0101934, Register's Office of said County.

By-Laws as shown of record in Deed Book 11704, Page 372, Register's Office for said County.

Charter of Homeowner's Association as shown of record in Instrument No. 20000118-0005534, Register's Office for said County.

Rights of ingress and egress of record in Deed Book 3899, Page 238, Register's Office of said County.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 29 Harbor Cove, Old Hickory, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, THEIR heirs and assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR does hereby covenant with GRANTEE that GRANTOR has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE, THEIR heirs and assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR, but not otherwise.

Witness our hands this 12th day of June, 2008.

Renasant Bank

By: _____
John Gregory, Executive Vice President

Attest: _____
Gary Hollandsworth, Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, John Gregory and Gary Hollandsworth with whom I am personally acquainted and who proved himself/herself to be the Executive Vice Presidents of Renasant Bank, a Tennessee Corporation, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 12th day of June, 2008.

Commission expires:
MY COMMISSION EXPIRES JULY 25, 2009

_____
Notary Public

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 280500762
RETURN TO:
Cumberland Title
13018 Lebanon Road, Suite 100
Mt. Juliet, TN 37122

CERTIFICATE OF AUTHENTICITY

I, Mandy Alsup, 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.

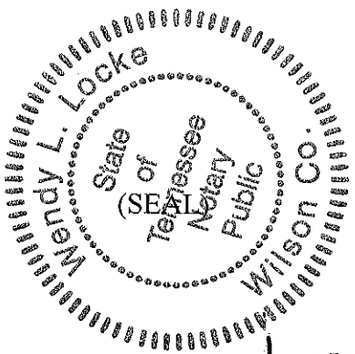
Attorney or Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILSON

Personally appeared before me, Wendy L. Locke, a notary public for this county and state Mandy Alsup, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.



(SEAL)

Notary Public

My Commission Expires: 6-27-2011

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