Davidson County DEEDWARR
Recvd: 07/30/08 09:07 2 pgs
Fees:13.00 Taxes:1476.30

20080730-0077741

WARRANTY DEED

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

KEVIN D. MONTGOMERY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires NOV. 7, 2011

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $399,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JULY, 2008.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Braxton D. Reid Jr.	Countrywide Bank, FSB	Map 117-15-K
(NAME) 4102-A Oriole Place	(NAME) 3011 Armory Drive	Parcel 1 CO
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37204	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **BRAXTON D. REID JR. AND WIFE, SARAH R. REID,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 1 of Oriole Townhouses, a Horizontal Property Regime with Private Elements located at Nashville, Davidson County, Tennessee, and described in a Declaration of Covenants, Conditions and Restrictions for Oriole Townhouses, a Horizontal Property Regime with Private Elements, of record as Instrument No. 20071231-0148925, Register's Office for Davidson County, Tennessee, to which reference is hereby made. The easements, restrictive covenants, conditions and regulations imposed upon and relating to the units, property, co-owners and tenants of Oriole Townhouses, a Horizontal Property Regime with Private Elements, contained in said Declaration, the plat filed as Exhibit "B" to said Declaration appearing in Instrument No. 20071231-0148925, and Bylaws appended thereto as Exhibit "C", said Register's Office, are incorporated hereby reference and made a part hereof the same as though copied herein for a more complete identification and description of said Unit.

Being part of the same property conveyed to Renasant Bank by Substitute Trustee's Deed dated November 28, 2007 from Amy Smith, Substitute Trustee, of record in Instrument #20071129-0138443, said Register's Office.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 1130, page 30, said Register's Office; (c) restrictive covenants of record in Book 1165, page 562 and Instrument #20071231-0148925, said Register's Office; and (d) easement of record in Book 3893, page 114, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 4102-A Oriole Place, Nashville, Tennessee 37215

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness my hand this 29TH day of July, 2008.

Renasant Bank

By: _____

Gary Hollandsworth,
Executive Vice President

By: _____

R. Rick Hart, President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared R. Rick Hart, with whom I am personally acquainted and who, upon oath, acknowledged himself to be President of Renasant Bank, the within named bargainor, and that he as such President, executed the foregoing instrument for the purpose therein contained by personally signing the name of the bank as President.

Witness my hand and official seal at Nashville, Tennessee this 29TH day of July, 2008.

Commission expires:

MY COMMISSION EXPIRES JULY 25, 2009

_____
Notary Public

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Gary Hollandsworth, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Executive Vice President of Renasant Bank, the within named bargainor, and that he as such Executive Vice President, executed the foregoing instrument for the purpose therein contained by personally signing the name of the bank as Executive Vice President.

Witness my hand and official seal at Nashville, Tennessee this 29TH day of July, 2008.

Commission expires:

MY COMMISSION EXPIRES JULY 25, 2009

_____
Notary Public

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY