SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/08 13:38 2 pgs
Fees:13.00 Taxes:1276.50
20080908-0091815

STATE OF TENNESSEE
COUNTY OF: DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS $345,000.00

Affiant

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF Sept., 2008

Notary Public

MY COMMISSION EXPIRES: 7-24-2010
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Williams & Prochaska, P.C.
Ernest B. Williams, IV, Esquire
401 Church Street, Suite 2600
Nashville, Tennessee 37219

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Marsh and Lorianne Marsh **1613 Lillian Street** **Nashville, TN 37206**	**Same as Owner**	83-14-193

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, RELIANT BANK, A TENNESSE BANKING CORPORATION CALLED THE GRANTOR(S), HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO MICHAEL MARSH AND WIFE LORIANNE MARSH, HEREINAFTER CALLED THE GRANTEE, GRANTEE'S 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 Lot(s) No. 314, as shown on the map entitled the Plan of Edgefield Land Company's Second Subdivision, of record in Plat Book 57, page 152, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to RELIANT BANK, by deed from TODD H. HANCOCK, SUCCESSOR TRUSTEE, of record as Instrument No. 20080610-0059812, dated June 9, 2008, said Register's Office.

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

1. General or special taxes and assessments required to be paid in the year 2008 and subsequent years.

This is X improved ☐ unimproved property, known as 1613 Lillian Street, Nashville, Tennessee.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seised 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 GRANTEE(S), their heirs and assigns, against the lawful claims of all persons whomsoever claiming by or through Grantor, but not otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 4 day of September, 2008.

Reliant Bank

By: _____ SVP
Mark Ryman, Senior Vice President

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared MARK RYMAN with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Senior Vice President of Reliant Bank, the within named bargainor, a Tennessee banking corporation, and that he as such Senior Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

WITNESS my hand and seal, at office, in BRENTWOOD, TN, this 4 day of SEPT., 2008.

_____
Notary Public
My Commission Expires: 9-19-09

Personally known: X or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

KAREN MATLOCK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires SEPT. 19, 2009