File No. 281100548

WARRANTY DEED

BRENDA HUNTSMAN STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$16,000.00**

D. Annette Mayden
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF DECEMBER, 2008.

Brenda Huntsman
Notary Public

MY COMMISSION EXPIRES: 1/11/11
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Stewart Title of Tennessee, Inc.
Sidwell, Barrett, & Welch, PC
100 Bluegrass Commons Blvd., Suite 2180
Hendersonville, TN 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Darrel Lyle	SAME AS NEW OWNER	093-16-0-206.00
(NAME)	(NAME)	
7232 Swift Road		
(ADDRESS)	(ADDRESS)	
GREENBRIER, TN 37073		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, We, **RENASANT BANK,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto **DARREL LYLE AND PANDORA S. WINFREY, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP,** 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:

LAND in Davidson County, Tennessee, being Lot No. 1, Emma G. Watson's Subdivision, of record in Plat Book 4715, Page 155, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

BEING the same property conveyed to Renasant Bank by Substitute Trustee's Deed date October 20, 2008, filed October 22, 2008, from Andrew Tolbird, Trustee, of record by Instrument No. 20081022-0105949 in the Register's Office for Davidson County, Tennessee.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED THEREFROM IS THE PROPERTY CONVEYED TO Metropolitan Government of Nashville & Davidson County, Tennessee, from Alberta Cunningham, a widow, by Warranty Deed dated July 6, 1965, filed July 12, 1965, of record in Book 3910, Page 825, Register's Office for Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being a part of Lot 1, of the Emma Watson Subdivision, of record in Book 57, Page 84, Register's Office for Davidson County, Tennessee.

BEGINNING at a point at the Northwest corner of Cannon Street and Fairfield Avenue, running thence Westerly with the North margin of Cannon Street, North 87° West 15.14 feet to a point; thence Northeasterly along a curve 24.74 feet to a point in the West margin of Fairfield Avenue; thence Southwardly along the West margin of Fairfield Avenue 15.14 feet to the point of beginning and containing 45 square feet.

THIS CONVEYANCE IS SUBJECT TO THE FOLLOWING: (1) Real property taxes for the year 2008 are a lien and are now due and payable; (2) Subject to all matters as set forth on the plat of record in Plat Book 4715, Page 155, Register's Office of Davidson County, Tennessee.

Davidson County DEEDWARR
Recvd: 12/11/08 12:20 2 pgs
Fees:13.00 Taxes:59.20

20081211-0119443

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 72 Cannon Street, Nashville, TN 37210
(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 GRANTEE(S), Their heirs and assigns forever; and we do covenant with the said GRANTEE(S) 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 GRANTEE(S), 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 our hands this 9th day of December, 2008.

Renasant Bank

By: Fred K. Wyatt
It's: Executive Vice President

By: Rob Bearden
It's Special Assets Officer

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, FRED K. WYATT, JR. with whom I am personally acquainted and who proved himself/herself to be the EXECUTIVE VICE PRES 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 9th day of December, 2008.

Commission expires:
MY COMMISSION EXPIRES JULY 25, 2009

Judy R. Montague
Notary Public

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, ROB BEARDEN with whom I am personally acquainted and who proved himself/herself to be the SPECIAL ASSETS OFFICER 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 9th day of December, 2008.

Commission expires:
MY COMMISSION EXPIRES JULY 25, 2009

Judy R. Montague
Notary Public

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File Number: 281100548
RETURN TO:
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JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY