WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,100.00

James D Garcia
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KEVIN D. MONTGOMERY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 7, 2011

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

BOX 10-A

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D. Garcia	SAME	Map 148-1
(NAME) 2806 Sutherland Drive	(NAME)	Parcel 68
(ADDRESS) Thompsons Station, TN 37179	(ADDRESS)	
(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 **JAMES D. GARCIA, UNMARRIED,** 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 Lot No. 209 on the Plan of Hillbrook, Section 2, of record in Book 3300, page 12, Register's Office for Davidson County, Tennessee, to which plan referenced is hereby made for a more complete description.

Being the same property conveyed to Renasant Bank by Substitute Trustee's Deed from Amy Bryson-Smith, Trustee, of record in Instrument No. 20081121-0114701, Register's Office for Davidson County, Tennessee, dated November 17, 2008; and previously conveyed to Marco A. Munoz and Alejandra Miranda Suarez, husband and wife by Deed from Robbie Lee Hicks and Mary Hicks, husband and wife, of record in Instrument No. 20051228-0155003, Register's Office for Davidson County, Tennessee, dated December 22, 2005.

This conveyance is subject to (a) 2008 real property taxes; (b) all matters appearing on the plan of record in Book 3300, page 12, said Register's Office; and (c) restrictive covenants of record in Book 3277, page 248, as amended in Book 3286, page 375, said Register's Office.

Davidson County DEEDWARR
Recvd: 01/14/09 10:38 2 pgs
Fees:13.00 Taxes:266.77

20090114-0003549

unimproved ☐

This is improved ☒ property, known as 215 Lucky Drive, Nashville, Tennessee 37211

(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 13 TH day of January, 2009.

Renasant Bank

By: Rob Bearden
Rob Bearden,
Special Assets Officer

By: Fred Wyatt
Fred Wyatt,
Executive Vice President

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Fred Wyatt, 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 13 TH day of January, 2009.

Commission expires:

MY COMMISSION EXPIRES JULY 25, 2009

Judy R. Montague
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 Rob Bearden, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Special Assets Officer of Renasant Bank, the within named bargainor, and that he as such Special Assets Officer, executed the foregoing instrument for the purpose therein contained by personally signing the name of the bank as Special Assets Officer.

Witness my hand and official seal at Nashville, Tennessee this 13TH day of ~~December, 2008.~~ JANUARY, 2009

Commission expires:

MY COMMISSION EXPIRES JULY 25, 2009

Judy R. Montague
Notary Public

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY