WARRANTY DEED

B-NHM-09-1712

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $141,500.00

Affiant

Subscribed and sworn to before me, this 4th DAY OF February, 2009.

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL) 7-24-11

NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS. (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie A.. Newbill	RENASANT BANK (NAME)	
1712 Aaronwood Drive (ADDRESS)	2200 ABBOTT MARTIN ROAD #103 (ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	NASHVILLE, TN 37215 (CITY) (STATE) (ZIP)	63-16-A-10.00CO

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we DONALD RAY CLEMMONS, hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto STEPHANIE A.. NEWBILL AND HUSBAND, CALEB NEWBILL, hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 40, HAMPTON PARK, FORMERLY CHITWOOD DOWNS, A PLANNED UNIT DEVELOPMENT, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 550, 551 AND 552, CORRECTED IN BOOK 7462, PAGE 445 AND BOOK 8110, PAGE 401 AND AMENDED IN BOOK 8181, PAGE 112, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DONALD RAY CLEMMONS BY WARRANTY DEED FROM RICKY E. BUNCH AND LINDA M. BUNCH, RECORDED ON THE 10TH DAY OF JANUARY, 2008 IN INSTRUMENT NO. 20080110-0003262, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) PROPERTY TAXES, WHICH HAVE BEEN PRORATED AND ASSUMED BY THE GRANTEE (S) HEREIN; B) INSTRUMENTS OF RECORD SUCH AS RESTRICTIONS, DEDICATIONS, CONDITIONS, RESERVATIONS, EASEMENTS AND OTHER MATTERS SHOWN ON THE PLAT OF HAMPTON PARK, FORMERLY CHITWOOD DOWNS, AS RECORDED IN PLAT BOOK 6900, PAGE(S) 550, 551 AND 552, CORRECTED IN PLAT BOOK 7462, PAGE 445 AND PLAT BOOK 8110, PAGE 401 AND AMENDED IN PLAT BOOK 8181, PAGE 112 AND BOUNDARY SURVEY RECORDED IN PLAT BOOK 6900, PAGE 405; COVENANTS, CONDITIONS AND RESTRICTIONS RECORDED IN BOOK 7351, PAGE 852, BOOK 7451, PAGE 739 AND BOOK 8336, PAGE 393; CHARTER OF HOMEOWNERS ASSOCIATION RECORDED IN BOOK 7431, PAGE 204, BOOK 8517, PAGE 762 AND BOOK 8833, PAGE 216; EASEMENT FOR SANITARY SEWER AND STORM DRAINAGE, RECORDED IN BOOK 11030, PAGE 740, BOOK 11030, PAGE 743 AND BOOK 11030 , PAGE 785; EASEMENT FOR FIRST SUBURBAN UTILITY DISTRICT, RECORDED IN BOOK 8007, PAGE 235; EASEMENT FOR INGRESS AND EGRESS, RECORDED IN BOOK 8739, PAGE 991; EASEMENT FOR PUBLIC UTILITIES, RECORDED IN BOOK 8657, PAGE 179; EASEMENT FOR SEWER PIPELINE RECORDED IN BOOK 7460, PAGE 930; WATER PIPELINE RECORDED IN BOOK 7489, PAGE 515; CONVEYANCE OF OPEN SPACE AND FLOOD PLAIN RECORDED IN BOOK 8207, PAGE 276; FLOWAGE EASEMENT RECORDED IN BOOK 2247, PAGE 75, SAID REGISTER'S OFFICE; C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD AND/OR NOT STATED HEREIN.

unimproved ( )

This is improved (X) property, known as 1712 Aaronwood Drive, Old Hickory, Tennessee 37138
(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.

Davidson County DEEDWARR
Recvd: 02/19/09 13:43 2 pgs
Fees:13.00 Taxes:523.55

20090219-0014529

Witness my/our hand(s) this 4th day of February, 2009.

Donald Ray Clemmons

STATE OF Tennessee
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Donald Ray Clemmons, the within named bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand and official seal, this the 4th day of February, 2009.

Notary Public

My Commission Expires: 7-2470

(SEAL)

JOHN GLEAVES
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

RETURN TO:
Rudy Title and Escrow
2012 21st Ave South
Nashville, TN 37212
Phone: (615)383-2903