# WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/23/09 15:07 3 pgs
Fees:18.00 Taxes:740.00
**20090323-0026060**

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $200,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF MARCH 2009.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

KEVIN LAMONT BOND
NOTARY PUBLIC
STATE OF TENNESSEE
DEKALB COUNTY
My Commission Expires March 28, 2010

**THIS INSTRUMENT WAS PREPARED BY**
Bicentennial Title & Escrow, 2280 Rosa L. Parks Blvd, Suite 300, Nashville, TN 37228

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Khira J Turner | Khira J Turner | 092-03-0B-006.00-CO (Tract I) |
| (NAME) | (NAME) | 092-03-0B-007.00-CO (Tract II) |
| 923 Warren Street | 923 Warren Street | |
| (ADDRESS) | (ADDRESS) | 092-03-0B-008.00-CO (Tract III) |
| Nashville, TN 37208 | Nashville, TN 37208 | 092-03-0B-009.00-CO (Tract IV) |
| (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 **Khira J Turner and Julian Jobe, Tenants in Common**, 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:

**SEE ATTACHED EXHIBIT A**

unimproved ☐

This is improved ☒ property, known as 1826 Hermosa St., Nashville, TN 37208 (Tract I)
1828 Hermosa St., Nashville, TN 37208 (Tract II)
1830 Hermosa St., Nashville, TN 37208 (Tract III)
1832 Hermosa St., Nashville, TN 37208 (Tract IV)

(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 6th day of March 2009.

Renasant Bank

By: Rob Bearden
Rob Bearden, Special Assets Officer

Fred K. Wyatt
Fred K. Wyatt, Executive Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Personally appeared before me, Undersigned, a Notary Public in and for said County and Sate, **Robe Bearden & Fred K. Wyatt**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged, upon oath, that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the **Special Assets Office and Executive Vice President** of **Renasant Bank** and that he is duly authorized to execute this instrument on behalf of **Renasant Bank**.

Witness my hand and official seal at Nashville, Tennessee this 6th day of March 2009.

Commission expires:
MY COMMISSION EXPIRES JULY 25, 2009

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Judy R. Montague
Notary Public

File No.: 104999

# EXHIBIT A

**Tract I**
Land in Davidson County, Tennessee, being Lot(s) Unit No. 6 as shown on the map entitled the Dominion Townhomes, Phase II, of record in Exhibit "B" of the Declaration of Covenants Conditions and Restrictions in Instrument No. 20060315-0029988, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

**Tract II**
Land in Davidson County, Tennessee, being Lot(s) Unit No. 7 as shown on the map entitled the Dominion Townhomes, Phase II, of record in Exhibit "B" of the Declaration of Covenants Conditions and Restrictions in Instrument No. 20060315-0029988, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

**Tract III**
Land in Davidson County, Tennessee, being Lot(s) Unit No. 8, as shown on the map entitled the Dominion Townhomes, Phase II, of record in Exhibit "B" of the Declaration of Covenants Conditions and Restrictions in Instrument No. 20060315-0029988, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

**Tract IV**
Land in Davidson County, Tennessee, being Lot(s) Unit No. 9 as shown on the map entitled the Dominion Townhomes, Phase II, of record in Exhibit "B" of the Declaration of Covenants Conditions and Restrictions in Instrument No. 20060315-0029988, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being part of the same property conveyed to RENASANT BANK, by deed from ANDREW TOLBIRD, AS SUBSTITUTE TRUSTEE, of record as Instrument No. 20080318-0027140, dated March 17, 2008, said Register's Office.

Prepared by:
Bicentennial Title & Escrow Inc.
2280 Rosa L. Parks Blvd, Ste 300
Nashville, TN 37228

I, **Kevin Moore**, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Kevin Moore

State of Tennessee

County of Davidson

Personally appeared before me, **Tiffany R Addison**, a notary public for this county and state, **Kevin Moore** who acknowledges that this certification of electronic document is true and correct and whose signature I have witnessed

Tiffany R Addison

TIFFANY R. ADDISON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Exp. March 21, 2009

My Commission Expires:_____