Record & Return To:
Watauga Title Company
155 Franklin Road, Suite 120
Brentwood, TN 37027

# WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100025229 DEEDWARR
Recvd: 04/28/10 09:50 2 pgs
Fees: 13.00 Taxes: 999.00
20100428-0032096

File No.: DSE-10-16

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 day of April, 2010

Notary Public

MY COMMISSION EXPIRES: 7/15/11

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
**Commerce Title & Escrow, LLC**
1812 Broadway
Nashville, TN 37203

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Joel G. Daunic and Ann Daunic | SAME | 83-10-197.00 |
| (NAME) | (NAME) | |
| 1602 Woodland Street | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

For and in consideration of the sum of TEN DOLLARS, cash in hand paid by the hereinafter named Gratee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/WE, **RENASANT BANK**, herein after called the Grantor(s), have bargained and sold, and by these presents do transfer and conveyed unto, **JOEL G. DAUNIC AND WIFE, ANN DAUNIC**, 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 2, LINDSLEY'S SUBDIVISION OF THE CHADWELL TRACT (erroneously referenced as Caldwell Tract on prior deeds of record), as shown on plat of record in Plat Book 2, Page 24, Chancery Court, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Renasant Bank by Substitute Trustee's Deed from Amy L. Wood, Successor Trustee, recorded on the 24th day of February, 2010 in Instrument No. 20100224-0014031, in the Register's Office of Davidson County, Tennessee.

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

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan and/or plat of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 1602 Woodland Street, Nashville, TN 37206
(House Number) (Street) (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 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 my/our hand(s) this 16TH day of April, 2010.

Renasant Bank

BY:

Fred Wyatt, Executive Vice President

ATTEST:

Rob Bearden, Special Assets Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16TH day of April, 2010, before me personally appeared Fred Wyatt, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Executive Vice President of Renasant Bank, the within named bargainor, a corporation, and that he as such Executive Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16TH day of April, 2010.

Judy R. Montague
Notary Public
My Commission Expires:

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 16TH day of April, 2010, before me personally appeared Rob Bearden, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Special Assets Officer of Renasant Bank, the within named bargainor, a corporation, and that he as such Special Assets Officer executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 16TH day of April, 2010.

Judy R. Montague
Notary Public
My Commission Expires:

JUDY R. MONTAGUE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires July 8, 2013

**RETURN TO:**

**Commerce Title & Escrow, LLC**
**1812 Broadway**
**Nashville, TN 37203**
**(615)515-7171**