BILL GARRETT, Davidson County
Trans:T20100044233 DEEDWARR
Recvd: 07/20/10 09:35 2 pgs
Fees:13.00 Taxes:481.00

20100720-0056590

WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 day of July, 2010

Notary Public

MY COMMISSION EXPIRES: 01/07/2013

(AFFIX SEAL)

File No.: DSE-10-1102

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
Richard Duncan	NEW OWNER	
(NAME)	(NAME)	
1015 Falls Ave.		061-11-0-287.00
(ADDRESS)	(ADDRESS)	
Madison, TN 37115		
(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, **RICHARD DUNCAN**, 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 part of Lot "A" on the Plan of Kennedy and Graves Subdivision of Monte Vista as of record in Plat Book 421, page 143, Register's Office for Davidson County, Tennessee described according to a copy of a survey thereof made June 6, 1938, by S.M. McMurray Engineering Company as follows:

Beginning at a point in the southerly margin of McAlpine Avenue at a cut on the sidewalk, which point in south 62 deg. 5 min. 159.5 feet east of the southeast intersection of McAlpine Avenue and the Gallatin Road; Thence south 19 deg. west 271.6 feet to an iron pin; thence south 62 deg. 5 min. east 61.4 feet to an iron pin; thence North 20-1/4 deg. East 271.2 feet to an iron pin set in the south margin of McAlpine Avenue; thence north 62 deg 5 min. west with the southerly margin of McAlpine Avenue 65 feet to the point of beginning.

Being the same property conveyed to Robert N. Hoff and Karen E. Hoff, husband and wife by Warranty Deed dated October 17, 2006 from Kenneth Zaremba and Lisa Zaremba, husband and wife, of record in Instrument No. 20061020-0130297, Register's Office for Davidson County, Tennessee; and

Being the same property conveyed to Renasant Bank by Successor Trustee's Deed dated May 8, 2009 from David W. Houston, IV, Successor Trustee, of record in Instrument No. 20090508-0042727, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing easements and restrictions as shown 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 1102 McAlpine Avenue, Nashville, TN 37203
(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 15th day of July, 2010.

Renasant Bank

BY:

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

ATTEST:

Rob Bearden
Rob Bearden, Special Assets Officer

STATE OF TENNESSEE
COUNTY OF DAVIDSON

On this the 15th day of July, 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 15th day of July, 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 15th day of July, 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 15th day of July, 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