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MH&S Law Firm
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Brentwood, TN 37027
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BILL GARRETT, Davidson County
Trans:T20100062174 DEEDWARRSP
Recvd: 10/01/10 14:32 2 pgs
Fees:13.00 Taxes:92.50
20101001-0078621

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $25,000.00

Affiant

Subscribed and sworn to before me, this 29th day of September, 2010.

Notary Public

My commission expires: 2-19-13

A. SCOTT HUBBARD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kudzu Real Estate, Inc.	**NEW OWNER**	**Map 061, Group 11-0,Parcel 174.00**
314 Forest Bend Drive		
Mt. Juliet, Tennessee 37122		

FOR AND IN 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 ACKNOWLEDGE, WE,

Reliant Bank, a Tennessee banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kudzu Real Estate, Inc., a Tennessee corporation

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 the West 1/2 of Lot No. 9 on the Map of George Burrus Subdivsion of Lot No. 81, Maplewood Home Tract, of record in Book 421, page 178, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Said part of said Lot fronts 50 feet 1 inch on the Southerly side of Maplewood Boulevard, now called Curdwood Boulevard and runs back between lines, 231 feet on the Westerly line and 233.35 feet on the Easterly line to the Northerly margin of McIver Street and shows 50 feet thereon.

Being the same property conveyed to Ronald F. Walker, unmarried, by Warranty Deed from 1008 Curdwood Trust, of record in Instrument No. 20040827-0103905, dated August 23, 2004. Said property was conveyed to De Van Ard, Jr., Trustee for Reliant Bank, of record in Instrument No. 20080821-0086143, dated August 13, 2008, as corrected by Instrument No. 20100917-0074020, who hereby appointed A. Scott Hubbard, as Substitute Trustee, of record in Instrument No. 20100804-0061349. A. Scott Hubbard, as Substitute Trustee,, offered said property for sale at public outcry to the highest bidder for cash, at which time the property was struck off and sold and conveyed by Substitute Trustee's Deed to Reliant Bank, of record in Instrument No. 20100928-0077054, dated September 23, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, page 178, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 1008 Curdwood Blvd., Nashville, TN 37216.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to **Grantee**, its successors and assigns, in fee simple forever.

Grantor further covenants that **Grantor** is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to **Grantees**, its successors and assigns, against the lawful claims of all persons claiming by, through, or under **Grantor** but not further or otherwise.

Witness my/our hand(s) this ~~28th~~ 29th ASH day of September, 2010.

Reliant Bank

By: J. Richard Belote, Jr., VP

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, J. Richard Belote, Jr. with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Reliant Bank and is authorized by said banking corporation to execute this instrument on its behalf.

Witness my hand, at office, this ~~28th~~ 29th ASH day of September, 2010.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: 2-19-13

File #: **100842SH**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027