BILL GARRETT, Davidson County
Trans:T20100065801 DEEDWARR
Recvd: 10/18/10 11:01 2 pgs
Fees:13.00 Taxes:146.52
20101018-0083183

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)

BARBARA T. HODGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $39,600.00

Affiant

Subscribed and sworn to before me, this 11th day of October, 2010.

Notary Public

My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

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:
Urban Housing Solutions, Inc.	**New Owner**	**Map 071, Group 16-0, Parcel 215.00**
411 Murfreesboro Road		
Nashville, TN 37210		

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,

Renasant Bank

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

Urban Housing Solutions, Inc.

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 Southerly 22.0 feet of Lot No. 161 and the Northerly 23.0 feet of Lot No. 160 on the Plan of Oakwood Park, of record in Plat Book 421, page 12, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Troy M. Shelton, married, by Special Warranty Deed, from Liberty Savings Bank, F.S.B., of record in Instrument No. 20020506-005547, Dated May 2, 2002. Said property was conveyed to Mitchell Equities, Incorporated, a Tennessee corporation by Quitclaim Deed, from Troy M. Shelton and wife, Diane Shelton, of record in Instrument No. 20030724-0103773, Dated July 23, 2003. Mitchell Equities, Incorporated conveyed their interest in said property to R. Rick Hart, Trustee, of record in Instrument No. 20060324-0033585, who hereby appointed Andrew Tolbird, as Substitute Trustee, of record in Instrument No. 20080213-0014443. Andrew Tolbird, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Substitute Trustee's Deed, to Renasant Bank, of record in Instrument No. 20081230-0123701, Dated December 29, 2008, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 421, page 12, 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 (X) unimproved (____) property known as **1123 North 6th Street, Nashville, TN.**

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 **Grantee**, 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 11th day of October, 2010.

Renasant Bank

By: _____
Steve Moody, Senior Vice-President

By: _____
Gary Hollandsworth, Executive Vice-President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, Steve Moody and Gary Hollandsworth, with whom I am personally acquainted (or who proved to me their identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the within instrument for the purposes therein contained, and who further acknowledged that they are the Senior Vice President and Executive Vice President respectively of Renasant Bank and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 11th day of October, 2010.

My Commission Expires: 9-8-13

_____
Notary Public

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 100831KS
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027