(2)

BILL GARRETT, Davidson County
Trans:T20100079166 DEEDWARRSP
Recvd: 12/16/10 10:42 2 pgs
Fees:13.00 Taxes:351.50
20101216-0100035

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

KEITH H. SOLOMON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$95,000.00

Raul Samuel Hernandez Carpiette
Affiant

Subscribed and sworn to before me, this 14th day of December, 2010.

Notary Public

My commission expires: 5-26-2013

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:
Raul Samuel Hernandez Carpiette **Karlha Hernandez**	**New Owner**	**Map\Parcel: 034-02-0-037.00**
201 Cude Lane		
Madison, TN 37115		

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

Raul Samuel Hernandez Carpiette and Karlha Hernandez, husband and wife

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 more particularly described as follows: BEGINNING at a concrete monument in the Northeasterly margin of Cude Lane, said monument being at the North front corner of Lot No. 41 on the plan of Shepherd Hills, Section II, of record in Book 2900, page 12, Register's Office for Davidson County, Tennessee, thence along the margin of Cude's Lane, Northwesterly 72.55 feet to an iron pin; thence; North 56 degrees East 223.5 feet to an iron pin in the Southerly line of Lot No. 10 of Shepherds Hills, Section 1, of record in Book 2331, page 46, said Register's Office; thence along the line of Lots Nos. 10 and 11 in said subdivision, South 46 degrees 01 min. East 112.6 feet to a concrete monument at the Northeast corner of Lot No. 41 above referenced; thence with the line of said lot, South 63 degrees 39 min. West 250.7 feet to the point of beginning. Description taken from prior deed.

This description resulted from a survey dated April 21, 1964, prepared by T.R. Sanford.

Being the same property conveyed to Vel Properties, Inc., a Tennessee Corporation, by Warranty Deed, from Christopher Flatt, of record in Instrument No. 20070417-0045813, Dated April 13, 2007. Said property was conveyed to R. Rick Hart, Trustee, of record in Instrument No. 20070417-0045814, Dated April 13, 2007, who subsequently appointed Amy L. Wood, as Substitute Trustee, of record in Instrument No. 20090615-0055481. Amy L. Wood, 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. 20090702-0062132, Dated July 2, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Restrictive covenants contained in an instrument of record in Book 2452, page 41, Register's Office for DAVIDSON County, Tennessee.

All matters of Plat Book 2900, page 12, Register's Office for DAVIDSON County, Tennessee. Restrictive Covenants for a detached structure of record in Instrument No. 20070607-0068492, 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 201 Cude Lane, Madison, TN 37115.

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 14th day of December, 2010.

Renasant Bank

By: _____
Steve Moody, Senior Vice President

By: _____
Gary Hollandsworth, Executive Vice President

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Steve Moody,** with whom I am personally acquainted (or who proved to me his 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 **Senior Vice President** of **Renasant Bank** and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 14TH day of December, 2010.

My Commission Expires:_____ Judy R. Montague
Notary Public

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

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Gary Hollandsworth,** with whom I am personally acquainted (or who proved to me his 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 **Executive Vice President** of **Renasant Bank** and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 14TH day of December, 2010.

My Commission Expires:_____ Judy R. Montague
Notary Public

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

File #: **100975KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027