BILL GARRETT, Davidson County
Trans: T20100081264 DEEDWARR
Recvd: 12/28/10 10:55 2 pgs
Fees: 13.00 Taxes: 72.15
20101228-0102674

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$19,500.00

Affiant

Subscribed and sworn to before me, this 22nd day of December, 2010.

Notary Public

My commission expires: 9-8-13

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

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

WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Woodbine Community Organization (WCO), Inc.	**New Owner**	**Map 081, Group 07-0, Parcel 403.00**
222 Oriel Avenue		
Nashville, TN 37210-4910		

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

Woodbine Community Organization (WCO), 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 37 feet of Lot No. 3 on the Plan of Cephas Woodards Subdivision of Lots 5 and 6 of the Woodard Property, of record in Book 161,page 174, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof. Said Southerly part of Lot No. 3 fronts 37 feet on the Easterly side of Cephas Ave. and runs back between parallel lines 115 feet to an alley.

Being the same property conveyed to Reginald Perry, married, by Warranty Deed, from Leland Watts, married, of record in Instrument No. 20060918-0115363, Dated September 15, 2006. Said property was conveyed to R. Rick Hart, Trustee, of record in Instrument No. 20060918-0115364, Dated September 25, 2006, who hereby appointed Amy L. Wood as Successor Trustee, of record in Instrument No. 20100524-0039854. Amy L. Wood, as Successor 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 Successor Trustee's Deed, to Renasant Bank, of record in Instrument No. 20120618-0047744, Dated June 15, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 161, page 174, 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 1806 Cephas 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 22nd day of December, 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,** 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 22nd day of December, 2010.

My Commission Expires: 9-8-13 _____
Notary Public

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

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 22nd day of December, 2010.

My Commission Expires: 9-8-2013 _____
Notary Public

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: **100852KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027