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 $37,000.00 Affiant Subscribed and sworn to before me, this 17th day of February, 2011. 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:
John D. Denton	**New Owner**	**Map\Parcel: 069-16-0-59.00**
923 Fatherland St.		
Nashville, TN 37206		

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

John D. Denton, a single man

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 Lot No. 4 on the Map of J.J. Holzapfel's Subdivision, Bordeaux, Tennessee, not of record and described according to a survey made by Watkins and Murray, Surveyors, March 2, 1949, as follows:

Beginning on the northerly margin of Elizabeth Street, at the southeast corner of the property conveyed to A.W. Dixon and wife, by deed from J.J. Holzapfel and wife, of record in Book 1711, Page 527; thence with the line between Lot No. 3 and 4 on the said plan, northwardly 156.15 feet; thence westwardly 100 feet to the corner of Lots 4 and 5; thence with the line between said two lots, southwardly 156.15 feet to the northerly margin of Elizabeth Street; thence with said street, eastwardly 100 feet to the beginning.

Being the same property conveyed to Reginald Perry, an unmarried man by Warranty Deed from Home Savers, LLC, a Tennessee limited liability company, dated May 16, 2006, of record in Instrument No. 20060517-0058105, Register's Office for Davidson County, Tennessee. Said property was conveyed to R. Rick Hart, Trustee for Renasant Bank as successor by merger with Capital Bank & Trust Company, of record in Instrument No. 20060517-0058106, dated May 16, 2006, who subsequently appointed Amy L. Wood, as Successor Trustee, of record in Instrument No. 20100910-0072213, dated September 8, 2010. Amy L. Wood, as Successor 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 Successor Trustee's Deed to Renasant Bank, of record in Instrument No. 20101005-0079835, dated October 5, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

BILL GARRETT, Davidson County
Trans:T20110012509 DEEDWARRSP
Recvd: 03/02/11 10:05 2 pgs
Fees:13.00 Taxes:136.90
20110302-0016661

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 **1615 Elizabeth Road, Nashville, TN 37218.**

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 17th day of February, 2011.

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 17th day of February, 2011.

My Commission Expires: 5/8/12

Notary Public

KARIS MURPHY, DAVIDSON COUNTY, TN NOTARY PUBLIC My Commission Expires May 8, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Gary Hollandworth**, 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 17th day of February, 2011.

My Commission Expires: 5/8/12

Notary Public

KARIS MURPHY, DAVIDSON COUNTY, TN NOTARY PUBLIC My Commission Expires May 8, 2012

File #: **110038KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027