Davidson County DEEDWARRSP
Recvd: 03/17/11 15:32 3 pgs
Fees:18.00 Taxes:925.00
20110317-0021165

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$250,000.00

Affiant

Subscribed and sworn to before me, this 17th day of March, 2011.

Notary Public

My commission expires: 3/29/11

(Notary Stamp)

AMY CROSS NANCE
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:
Alicia Baize	~~New Owner~~ Renasant Bank	**Map\Parcel: 105-09-0-350.00**
1900 Hillside Avenue	220 Athens Northern Blvd #103	
Nashville, TN 37203	Nashville TN 37214	

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

Alicia Baize, an unmarried woman

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 northerly 70.0 feet of the westerly 100.0 feet of Lot no. 22 on the Waverly Land Company's Plan of Lots called Waverly Place of record in Book 57, Page 95, Register's Office for Davidson County, Tennessee.

Said part of Lot No. 22 fronts 70.0 feet on the easterly side of Hillside Avenue and runs back between parallel lines 100.0 feet to a dead line.

Being the same property conveyed to Jeffrey Corle, unmarried by Warranty Deed from Tennessee Equity Holdings, Inc., dated June 19, 2006, of record in Instrument No. 20060623-0075418. Said property was conveyed to R. Rick Hart, Trustee for Renasant Bank, successor by merger to Capital Bank & Trust Company, of record in Instrument No. 20060623-0075419, who subsequently appointed Heather D. Wood, as Substitute Trustee, of record in Instrument No. 20101112-0090531. Heather D. 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, successor by merger to Capital Bank & Trust, of record in Instrument No. 20110214-0012281, dated February 4, 2011, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, Page 95, 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 **1900 Hillside Avenue, Nashville, TN 37203.**

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 March, 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 March, 2011.

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 17th day of March, 2011.

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

AMANDA W. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #: **110103KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

I, Rosemary Smithson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Williamson

Personally appeared before me, Amy Cross Nance, a notary for this county and state, Rosemary Smithson who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Signature

MY COMMISSON EXPIRES: 3/29/11.

