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

(1)

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
$281,000.00

Affiant

Subscribed and sworn to before me, this 16th day of June, 2011.

Notary Public

My commission expires: 5-26-2013

BILL GARRETT, Davidson County
Trans:T20110037392 DEEDWARRSP
Recvd: 06/22/11 12:51 2 pgs
Fees:13.00 Taxes:1039.70
20110622-0047894

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:
Michael Rezi	New Owner	Map\Parcel: 083-09-0-415.00
1403 Woodland Street		
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

Michael Rezi and Sara M. Rezi, 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 Lot No. 2 on the Subdivision of the A.V.S. Lindsley 29 Acre Tract of record in Book 57, Page 66, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Aaron G. Ochoa, married, by Limited Warranty Deed from Capital Bank & Trust Company, dated March 16, 2007, of record in Instrument No. 20070321-0034248, Register's Office for Davidson County, Tennessee. Said property was conveyed to R. Rick Hart, Trustee for Capital Bank & Trust Company, of record in Instrument No. 20070321-0034249, who subsequently appointed Amy L. Woods, Esq., as Successor Trustee, of record in Instrument No. 20090910-008497467. Amy L. Woods, Esq., 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 Substitute Trustee's Deed to Renasant Bank, of record in Instrument No. 20100201-0008083, dated February 1, 2010, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 57, Page 66, 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 1403 Woodland Street, Nashville, TN 37206.

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 16th day of June, 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 16th day of June, 2011.

MY COMMISSION EXPIRES
My Commission Expires: OCTOBER 20, 2013

_____
Notary Public

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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 16th day of June, 2011.

MY COMMISSION EXPIRES
My Commission Expires: OCTOBER 20, 2013

_____

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 110235KS
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027