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

(1)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$149,000.00

Affiant

Subscribed and sworn to before me, this 23rd of June, 2011.

Notary Public

My commission expires: ~~MY COMMISSION EXPIRES~~ OCTOBER 20, 2013

(Notary Stamp)

BARBARA T. HODGE NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans: T20110039502 DEEDWARR
Recvd: 07/01/11 09:42 2 pgs
Fees: 13.00 Taxes: 551.30
20110701-0050429

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:
George K. Awad Randa M. Tadros	New Owner	Map 164, Group 10-0-A, Parcel 252.00CO
708 Sandbury Point		
Antioch, TN 37013		

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

George K. Awad and Randa M. Tadros, 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 all of Lot No. 107 on the Final Plat, Village Five, Summerfield Subdivision, of record in Instrument No. 20051103-0133115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Southern Home Builders, LLC, a Tennessee limited liability company, by Warranty Deed, from Summerfield Development, LLC, a Tennessee limited liability company, of record in Instrument No. 20060315-0029813, Dated March 9, 2006. Said property was conveyed to R. Rick Hart, Trustee, of record in Instrument No. 20080228-0019702 and modified in Instrument No. 20090327-0027520, Dated March 20, 2009, who subsequently appointed David W. Houston, IV, as Successor Trustee, of record in Instrument No. 20110317-0021173. David W. Houston, IV, as Successor Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was stuck off and sold and conveyed by Successor Trustee's Deed, to Renasant Bank, of record in Instrument No. 20110427-0032240, Dated April 26, 2011, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Instrument No. 20051103-0133115, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 10774, page 945, amended in Book 11588, page 484, Book 11669, page 376, Instrument No. 20010308-0021946, Instrument No. 20010504-0046260, Instrument No. 20030527-0071168, Instrument No. 20051103-0133360, Instrument No. 20050317-0029621, Instrument No. 20060724-0089079, Instrument No. 20060724-0089080, Instrument No. 20060724-0089081 and Instrument No. 20060921-0117120, Register's Office for DAVIDSON County, Tennessee.
Charter for Home Owners Association of record in Book 11648, page 660, amended in Instrument No. 20010326-0028531, Register's Office for DAVIDSON County, Tennessee.

Sanitary Sewer Easement of record in Instrument No. 19991216-0303333934 and Instrument No. 20000809-0079074, Register's Office for DAVIDSON County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 2005039-0033458 and Instrument No. 20000113-0004777, Register's Office for DAVIDSON County, Tennessee. Easement to BellSouth of record in Book 1141, page 327, Register's Office for DAVIDSON County, Tennessee. By Laws of record in Book 11648, page 660, Register's Office for DAVIDSON County, Tennessee. Subject to rights of others in and to common areas/elements. Subject to lien for special assessment contained in Declaration of Covenants, Conditions and Restrictions/Master Deed. Subject to HOA dues - if any. 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 **708 Sandbury Point, Antioch, TN 37013.**

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 23rd June, 2011.

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 23rd day of June, 2011

My Commission Expires:_____ _____
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 23rd day of June, 2011

My Commission Expires:_____ _____

File #: **110390KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

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