THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Kudzu Real Estate, Inc.
2020 Fieldstone Pkwy, Ste 900-203
Franklin, Tn 37069

Send Tax Bills To:
SAME

Davidson County	DEEDWARRSP
Recvd: 08/09/11 15:53	3 pgs
Fees:18.00 Taxes:129.50	
20110809-0061417	

Map & Parcel No.:
071-11-0-228.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$10.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Renasant Bank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Kudzu Real Estate, Inc.** (herein referred to as "Grantees"), its successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 196 and 197 on the plan of Highland Company's Subdivision, of record in Book 421, page 14, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Renasant Bank, by deed from Amy L. Wood, Successor Trustee, on June 9, 2011, of record in Instrument Number 20110609-0044408, Register's Office for Davidson County, Tennessee.

Improved property commonly known as 1431 Pennock Avenue, Nashville, Tn 37207

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that it is lawfully seized and possessed of said property, that it has a good and lawful right to sell and convey the same, and that it is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2011** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds itself, its successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their successors and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 24th day of June, **2011.**

GRANTOR:

Renasant Bank

by Steve Moody, Sr. Vice President

by Gary Hollandsworth, Executive Vice President

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$35,000.00**

AFFIANT

Subscribed and sworn to before me, this 4 day of **August, 2011.**

NOTARY PUBLIC

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires:
6/23/11

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4 day of August, 2011 before me, appeared Steve Moody, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Senior Vice President of Renasant Bank and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Steve Moody acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

HOLCOMB BURKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires:

MY COMMISSION EXPIRES JUNE 3, 2015

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 4 day of August, 2011 before me, appeared Gary Hollandsworth, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is the Executive Vice President of Renasant Bank and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said Gary Hollandsworth acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

HOLCOMB BURKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES JUNE 3, 2015

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document 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 TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 8/23/11

HAL E. WILSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY