C10631

SPECIAL WARRANTY DEED 17000

PHILIP ELLIS
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF **TENNESSEE**
COUNTY OF **DAVIDSON**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$504,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH** DAY OF **AUGUST, 2011.**

Notary Public

MY COMMISSION EXPIRES: **June 18, 2012.**

(AFFIX SEAL)

Davidson County DEEDWARRSP
Recvd: 08/18/11 15:39 3 pgs
Fees:18.00 Taxes:1864.80
20110818-0064117

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
J2K Builders, LLC (NAME)	**OWNER** (NAME)	**149-02-0-E**
615 Napoleon Avenue (ADDRESS)	(NAME) (ADDRESS)	**001.00 thru**
Nashville, TN 37211 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	**048.00 CO**

FOR AND 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 ACKNOWLEDGED, WE, **Renasant Bank**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **J2K Builders, LLC**, 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 the 2nd Civil District of Davidson County, Tennessee, being a portion of the land conveyed to Sam B. Sanders, Jr., from Virginia Lomelo and A. Tommy Potts and wife, Virginia E. Potts, as recorded in Book 5376, Page 630, Register's Office for Davidson County Tennessee, said tract of land is generally bounded on the east by Kmart, recorded as a P.U.D. Boundary Plat in Book 7900, Page 289, and Paul B. Sutton, et ux, as recorded in Book 6504, Page 962, Register's Office for Davidson County, Tennessee, on the south by Section Three, Chelsea Village Addition, as recorded in Book 9700, Page 45, R.O.D.C, TN, on the west by land now or formerly owned by R.S. Johnson as recorded in Book 6602, Page 257, R.O.D.C, TN, and on the north by land now or formerly owned by William B. Wirick as recorded in Book 1278, Page 332, R.O.D.C., TN, and the land now or formerly owned by Grupe Real Estate Investors 49, as recorded in Book 6684, Page 440, R.O.D.C., TN, and more particularly described as follows:

Beginning at a point in the north right-of-way of Shiaway Drive, and point being the southwest corner of the Paul B. Sutton, et ux, property, as recorded in Book 6584, Page 962, R.O.D.C, TN,; thence along a line between the subject owner and the KMart Corporation, Book 7900, Page 289, and said right-of-way N 81° 48' 04" W 112.98 feet; thence, continuing with said right-of-way, S 33° 24' 04" W 53.94 feet to a point and continuing along the same line an additional 309.34 feet (total length of line 363.28 feet) to a point; thence S 19° 26' 49" E 290.66 feet to a point, said point being a common corner of KMart Corporation, Chelsea Village Addition, Section Three, Book 9700, Page 45 and the subject owner; thence along the lines between subject owner and Chelsea Village Addition, N 82° 33' 09" W 44.27 feet to a point; thence S 88° 35' 35" W 695.17 feet to a point, said point being a common corner of Chelsea Village Addition, Oakwood Subdivision, Phase Four, Book 7900, Page 269, R.O.D.C., TN, and the subject owner; thence with the lines between Oakwood Subdivision, the property of R.S. Johnson, Book 6602, Page 257, and subject owner, N 28° 43' 13" E approximately 130.8 feet to a point; thence N 74° 49' 42" E 218.54 feet to a point; thence N 03° 19' 23" E 240.39 feet to a point; thence S 89° 47' 32" E 322.79 feet to a point; thence N 28° 13' 34" E 285.34 feet to a point; thence N 52° 26' 01" E 161.00 feet to a point; thence S 86° 20' 30" E 121.00 feet to a point; thence with the southern line of a strip of land noted as Tract III, Book 5376, Page 633, R.O.D.C, TN, N 51° 08' 00" W 177.00 feet to a point; thence S 89° 22' W 58.50 feet to a point; thence S 57° 22' 00" W 209.50 feet to a point; thence S 87° 14' 00" W 178.50 feet to a point in the easterly margin of Una-Antioch Pike; thence with said margin N 38° 54' 00" E 70 feet, more or less to a point; thence leaving said margin on Una-Antioch Pike, along lines between Grupe Real Estate Investors 49, Book 6684, Page 440, William B. Wirick, Book 1278, Page 322, and the aforementioned Paul B. Sutton et ux, and subject owner, N 87° 14' 00" E 117.00 feet to a point; thence N 57° 22' 00" E 209.50 feet to a point; thence N 89° 22' 00" E 95.70

feet to a point; thence S 51° 07' 59" E 265.16 feet to a point; thence S 87° 47' 48" E 451.33 feet to a point; thence S 01° 28' 34" W 113.00 feet to the point of beginning, containing 10.27 acres, more or less.

Being the same property conveyed to Renasant Bank by deed of record in Instrument 20101209-0098256, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☒

This is improved ☐ property, known as

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on as "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 18th day of August, 2011.

Renasant Bank

By: _____

Steve Moody, Senior Vice President

By: _____

Gary Hollandsworth, Executive Vice President

State of Tennessee County of Davidson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Gary Hollandsworth and Steve Moody, with who I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged themselves to be the Executive Vice President and Senior Vice President of Renasant Bank, and that they as such Executive Vice President and Senior Vice President executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Nashville, Tennessee, this 18th day of August, 2011.

Commission Expires:

_____

Notary Public

MY COMMISSION EXPIRES JUNE 3, 2015

HOLCOMB BURKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

I, Philip Ellis, 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 Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY