BILL GARRETT, Davidson County
Trans:T20110054825 DEEDWARRSP
Recvd: 09/06/11 09:23 3 pgs
Fees:18.00 Taxes:259.93
20110906-0068626

DEAN ROBINSON STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $70,250.00 Affiant Subscribed and sworn to before me, this 26th day of August, 2011. Notary Public My commission expires: 1-6-12

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:
Ronnie Duke	**New Owners**	**M/P 065-13-0-A-16.00 & 065-13-0-A-17.00**
4979 A & B Lebanon Pike, Units 2G & 2H	**1823 SE Broad Street**	
Old Hickory, TN 37138	**Murfreesboro, TN 37130**	

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

Ronnie Duke

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 Unit No. 2G on the Plan of Section Two, Scotts Hollow, Phase One of record in Plat Book 8250, page 241, amended in Instrument No. 20070423-0048064 and further referenced in Master Deed of record in Instrument No. 20030829-0125456, as amended by First Amendment to Master Deed of record in Instrument No. 20110516-0037426, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Scotts Hollow, LLC, by Warranty Deed, from Charles V. Duncan and Lineberry Properties, Inc., of record in Instrument No.20030829-0125455, Dated August 26, 2003. Said property was conveyed to R. Rick Hart, Trustee, of record in Instrument No. 20060419-0044872, Dated April 13, 2006, as modified by that certain Modification of Deed of Trust dated May 11, 2007, as same appears of record in Instrument No. 20070525-0062644, as further secured by that certain Assignment of Rents and Leases dated December 17, 2008, as same appears of record in Instrument No. 20090313-0022688 and that certain Real Estate Deed of Trust dated April 13, 2006, to R. Rick Hart, Trustee, executed by Grantor, as same appears of record in Instrument No. 20060425-0047415, as modified by that certain Modification of Deed of Trust dated May 11, 2007, as same appears of record in Instrument No. 20070525-0062617, as further secured by that certain Assignment of Rents and Leases dated December 17, 2008, as same appears of record in Instrument No. 20090313-0022701, all recorded in the Register's Office for Davidson County, Tennessee (collectively, the "Deeds of Trust"); and as further secured by those certain UCC Financing Statements of record as File Nos. 206-025528 and 306-148263, continued as File Nos. 211-059142 and 311-030949, Office of the Secretary of State for the State of Tennessee, (collectively the "UCCs"), who subsequently appointed David W. Houston, IV. as Successor Trustee, of record in Instrument No. 20101110-0090448. 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 struck off and sold and conveyed by Substitute Trustee's Deed to Renasant Bank, of record in Instrument No. 20110815-0062811, Dated August 15, 2011, Register's Office for Davidson County, Tennessee.

Property commonly known as 4979 B Lebanon Pike, Unit 2G, Old Hickory, TN

Land in Davidson County, Tennessee, being Unit No. 2H on the Plan of Section Two, Scotts Hollow, Phase One of record in Plat Book 8250, page 241, amended in Instrument No. 20070423-0048064 and further referenced in Master Deed of record in Instrument No. 20030829-0125456, as amended by First Amendment to Master Deed of record in Instrument No. 20110516-0037426, Register's Office for DAVIDSON County, Tennessee, to which reference is hereby made for a more complete description thereof.

Being part of the same property conveyed to Scotts Hollow, LLC, by Warranty Deed, from Charles V. Duncan and Lineberry Properties, Inc., of record in Instrument No.20030829-0125455, Dated August 26, 2003. Said property was conveyed to R. Rick Hart, Trustee, of record in Instrument No. 20060419-0044872, Dated April 13, 2006, as modified by that certain Modification of Deed of Trust dated May 11, 2007, as same appears of record in Instrument No. 20070525-0062644, as further secured by that certain Assignment of Rents and Leases dated December 17, 2008, as same appears of record in Instrument No. 20090313-0022688 and that certain Real Estate Deed of Trust dated April 13, 2006, to R. Rick Hart, Trustee, executed by Grantor, as same appears of record in Instrument No. 20060425-0047415, as modified by that certain Modification of Deed of Trust dated May 11, 2007, as same appears of record in Instrument No. 20070525-0062617, as further secured by that certain Assignment of Rents and Leases dated December 17, 2008, as same appears of record in Instrument No. 20090313-0022701, all recorded in the Register's Office for Davidson County, Tennessee (collectively, the "Deeds of Trust"); and as further secured by those certain UCC Financing Statements of record as File Nos. 206-025528 and 306-148263, continued as File Nos. 211-059142 and 311-030949, Office of the Secretary of State for the State of Tennessee, (collectively the "UCCs"), who subsequently appointed David W. Houston, IV. as Successor Trustee, of record in Instrument No. 20101110-0090448. 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 struck off and sold and conveyed by Substitute Trustee's Deed to Renasant Bank, of record in Instrument No. 20110815-0062812, Dated August 15, 2011, Register's Office for Davidson County, Tennessee.

Property commonly known as **4979 A Lebanon Pike, Unit 2H, Old Hickory, TN**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

M/P 065-13-0-A-16; 4979 B Lebanon Pike, Unit 2G AND M/P 065-13-0-A-17.00; Unit 2H The Plan of record in Plat Book 8250, page 241, amended in Instrument No. 20070423-0048064, Register's Office for DAVIDSON County, Tennessee. Deed to State of Tennessee of record in Book 9544, page 170, Register's Office for DAVIDSON County, Tennessee. Sanitary Sewer and Drainage Easement of record in Instrument No. 20050303-0023546, Register's Office for DAVIDSON County, Tennessee. Easement to First Suburban Water Utility District of record in Book 10506, page 591, Register's Office for DAVIDSON County, Tennessee. Memorandum of Lease of record in Instrument No. 20100803-0060809, Register's Office for DAVIDSON County, Tennessee. Master Deed of record in Instrument No. 20030829-0125456, amended in Instrument No. 20110516-0037426, 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 4979 A & B Lebanon Pike, Units 2G & 2H, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever 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 my/our hand(s) this 26th day of August, 2011.

Renasant Bank

By: _____
Steve Moody, Senior Vice President

By: _____
Gary Hollandsworth, Executive Vice President

STATE OF TENNESSEE
COUNTY OF 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 26TH day of AUG., 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 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 26TH day of AUG., 2011.

My Commission Expires: _____ Notary Public

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

File #: **110563KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027