BILL GARRETT, Davidson County
Trans:T20110062314 DEEDWARR
Recvd: 10/06/11 10:48 2 pgs
Fees:13.00 Taxes:214.60

20111006-0077671

(Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $58,000.00 Affiant Subscribed and sworn to before me, this 29th day of September, 2011. Notary Public My commission expires: 9/16/14

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:
Brandon Dobbins	Same address as New Owner	**Map 072, Group 09-0-A, Parcel 002.00CO**
2713 Gear Street, #B		
Nashville, TN 37216		

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

Brandon Dobbins, a single man

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 2 of the Gear Street condominiums, as depicted in the Plat of Gear Street Condominiums prepared by Patrick S. Coode, Tennessee Registered Land Surveyor, of and on behalf of John Kohl & Company, P.C., surveyors, dated June 14, 2005 and appearing of record as Exhibit "C" to the Master Deed Establishing Horizontal Property Regime of Gear Street Condominiums, of record in Instrument No. 20050621-0070831, Register's Office for Davidson County, Tennessee and re-recorded in Instrument No. 20050627-0073536, to which reference is hereby made for a more complete description thereof.

Being the same property conveyed to Lorenzo Hernandez, by Warranty Deed, from Capital Bank & Trust Company, of record in Instrument No. 20050721-0085117, Dated June 21, 2005.. Said property was conveyed to R. Rick hart, Trustee of record in Instrument No. 20050721-0085118, recorded July 21, 2005, who subsequently appointed Heather D. Wood, as Substitute Trustee, of record in Instrument No. 20090818-0077585. Heather D. Wood, as Substitute 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. 20091022-0097808, Dated October 22, 2009, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

All matters of Plat Book 161, page 129, Register's Office for DAVIDSON County, Tennessee.
Articles of Incorporation of Home Owners Association of record in Instrument No. 20050621-0070831 and re-recorded in Instrument No. 20050627-0073536, Register's Office for DAVIDSON County, Tennessee.
Master Deed of record in Instrument NO. 20050621-0070831 and re-recorded in Instrument No. 20050627-0073536, Register's Office for DAVIDSON County, Tennessee.

By Laws of record in Instrument No. 20050621-0070831 and re-recorded in Instrument No. 20050627-0073536, 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 **2713 Gear Street, #B, Nashville, TN 37216.**

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 29th day of September, 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 29 day of September, 2011.

My Commission Expires: COMMISSION EXPIRES JUNE 3, 2015

_____
Notary Public

HOLCOMB BURKE 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 29 day of September, 2011.

My Commission Expires: MY COMMISSION EXPIRES JUNE 3, 2015

_____
Notary Public

HOLCOMB BURKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 110534KS
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

Please Return To:
Limestone Title & Escrow, LLC
5409 Maryland Way, Suite 130
Brentwood, TN 37027