Returned:
Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 176
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110073641 DEEDWARRSP
Recvd: 11/21/11 13:30 2 pgs
Fees:13.00 Taxes:2449.40
20111121-0091044

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$662,000.00

Affiant

Subscribed and sworn to before me, this 17th day of November, 2011.

Notary Public

My commission expires: 5-4-15

JANIS L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

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:
Patrick A. Theobald **Cecelia N. Theobald**	City Life Lending Group, LLC	**Map 104, Group 05-0, Parcel 254.00**
113 Bowling Avenue	13675 Technology Dr.	
Nashville, TN 37025	Eden Prairie, MN 55344	

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

Patrick A. Theobald and Cecelia N. Theobald, 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 Lot No. 320 on the Plan of Richland Realty Co's First Addition to Subdivision "B", of record in Book 332, page 174, together with an easement for joint driveway of record in Book 6439, page 127, 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 Alan K. Williams, by Warranty Deed, from Paragon Relocation Resources, Inc., a corporation organized and existing under the laws of the State of Delaware, of record in Instrument No. 20070521-0060481, Dated May 15, 2007. Alan K. Williams conveyed his interest in said property by Quitclaim Deed, to Cotton Avenue Investments, LLC, of record in Instrument No. 20070928-0115672, Dated September 27, 2007. Cotton Avenue Investments, LLC, conveyed their interest in said property by Quitclaim Deed, to Alan K. Williams, of record in Instrument No. 20080311-0024231, Dated March 7, 2008. Alan K. Williams conveyed his interest in said property by Quitclaim Deed, to Alan K. Williams and wife, Jeannette Freant Williams, of record in Instrument No. 20090217-0013018, Dated February 16, 2009. Alan K. Williams and wife, Jeanette Freant Williams conveyed their interest in said property by Quitclaim Deed, to The Avenue Group, LLC, of record in Instrument No. 20100126-0006555, Dated January 22, 2010. Alan K. Williams, a married man and wife, Jeannette Freant, conveyed their interest in said property to R. Rick Hart, Trustee, of record in Instrument No. 20070521-0060482, who subsequently appointed Heather D. Wood, as Substitute Trustee, of record in Instrument No. 20110404-0025496. 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. 20110504-0034377, Dated April 29, 2011, 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.

The Plan of record in Plat Book 332, page 174 Register's Office for DAVIDSON County, Tennessee.
Joint Driveway Agreement of record in Book 6439, page 127, Register's Office for DAVIDSON County, Tennessee.
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 **113 Bowling Avenue, Nashville, TN 37025.**

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 17th day of November, 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 17 day of November, 2011.

My Commission Expires: 6/3/15

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 17th day of November, 2011.

My Commission Expires: 9-8-13

Notary Public

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 110786KS