BILL GARRETT, Davidson County
Trans:T20120000142 DEEDWARRSP
Recvd: 01/03/12 10:42 2 pgs
Fees:13.00 Taxes:573.13

20120103-0000197

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$154,900.00

Affiant

Subscribed and sworn to before me, this 29th day of December, 2011.

Notary Public

My commission expires:_____

(Notary Stamp)

DAVID R.A. ROETGER
STATE OF TENNESSEE
NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 07-21-2013

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:
Candice Fields	**New Owner**	**Map\Parcel: 163-02-0-B-041.00CO**
137 Took Drive		
Antioch, TN 37013		

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

Candice Fields, a single woman

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 all of Lot No. 80 on the Plan of First Amendment, Berkley Hall, Phase Five--Section One of Hickory Highlands P.U.D., as shown by plat appearing of record in Instrument No. 20050706-0077601, as corrected by Surveyor's Certificates of Correction of record in Instrument No. 20050725-0086047 and in Instrument No. 20050725-0086048 and as amended by ratification, dedication, and adoption of plat of record in Instrument No. 20050923-0114416, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Southern Home Builders, LLC, a Tennessee limited liability company by Warranty Deed from Latting Road Partners, LLC, a Tennessee limited liability company, dated August 3, 2006, of record in Instrument No. 20060808-0097119, Register's Office for Davidson County, Tennessee. Said property was conveyed to R. Rick Hart, Trustee for Renasant Bank, of record in Instrument No. 20080402-0033329, dated March 26, 2008, and Modified in Instrument No. 20090327-0027522, who subsequently appointed David W. Houston, IV, as Successor Trustee, of record in Instrument No. 20110317-0021173. 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 Successor Trustee's Deed to Renasant Bank, of record in Instrument No. 20110427-0032242, dated April 26, 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 Instrument No. 20050706-0077601, Instrument No. 20050725-0086047, Instrument No. 20050725-0086048 and Instrument No. 20050923-0114416 , Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20061031-0135165 and amended in Instrument No. 20070509-0055919, Register's Office for DAVIDSON County, Tennessee.

Right of Way Deeds and Easements of record in Book 1784, Page 300, Book 2105, Page 428 and Book 2905, Page 439, Register's Office for DAVIDSON County, Tennessee. Storm Water Detention Agreement of record in Instrument No. 20040303-0023979, Register's Office for DAVIDSON County, Tennessee. Easement to Comcast of record in Instrument No. 20090721-0068096, Register's Office for DAVIDSON County, Tennessee. Deed to Homeowners Association of record in Instrument No. 20090623-0058289, Register's Office for DAVIDSON County, Tennessee. Sewer and Drainage Easement of record in Book 7031, Page 51, Register's Office for DAVIDSON County, Tennessee. Easement to AT&T of record in Book 1207, Page 530, Register's Office for DAVIDSON County, Tennessee. Anchor Easement of record in Book 10319, Page 987, 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. Subject to rights of others in and to common areas / elements. Subject to lien for special assessment contained in DCCR's / Master Deed. Subject to HOA dues, if any.

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 **137 Took Drive, Antioch, TN 37013.**

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 December, 2011.

Renasant Bank

By: _____
Steve Moody, Senior Vice President

By: Fred V. Wyatt EVP
Fred Wyatt, 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 29th day of December, 2011.

My Commission Expires: 6/3/2015

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, **Fred Wyatt**, 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 29th day of December, 2011.

My Commission Expires: 6/3/2015

Notary Public

HOLCOMB BURKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **110799KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027