BILL GARRETT, Davidson County
Trans:T20120008572 DEEDWARRSP
Recvd: 02/03/12 14:06 3 pgs
Fees:18.00 Taxes:203.50

20120203-0010122

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
$55,000.00

Affiant

Subscribed and sworn to before me, this 31st day of January, 2012.

Notary Public

My commission expires: 7-29-13

PAM S. ATCHLEY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF ROBERTSON

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:
Ryen C. Ogg	New Owner	Map 048, Group 00-0, Parcel 272.00
5060 Drakes Branch Road		
Nashville, TN 37218		

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

Ryen C. Ogg

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:

Tract 1 (1.04 acres Map/Parcel 48-272) Land in Davidson County, Tennessee, being Lot No. 1 of McCool's one lot subdivision of record in Plat Book 7900, page 620, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof.

Tract 2 (10.59 acres, Map/Parcel 48-71) Beginning at a stone near the East margin of Drakes Branch Road; thence North 1 degree East 44.9 feet to an iron pin in the J.R. and Minnie Fulton Line; thence North 68 degrees 30 minutes East 232.65 feet to an iron pin; thence South 19 degrees 30 minutes East 168 feet to an iron pin near the old cemetery; thence South 89 degrees East along the old fence 748.6 feet to a stone on the ridge; thence South 21 degrees East 135 feet to a stone; thence South 17 degrees West 247.5 feet to a stake; thence South 4 degrees East 134 feet to a stone in the Claude McCool line; thence North 89 degrees West 913.3 feet with the Claude McCool line to an iron pin in the center of Drakes Branch Road; thence North 10 degrees West 532.5 feet to the point of beginning and containing 11.656 acres, and being all of the George F. McCool lands lying on the Easterly side of Drake Branch Road.

INCLUDED IN THE FOREGOING TRACT 2, BUT EXPRESSLY EXCLUDED FROM THIS TRACT IS A 1.04 ACRE TRACT SHOWN AS TRCT 1 ABOVE.

Tract 3 (3.18 acres Map/Parcel 48-194) Beginning at an iron pin which is 272.17 feet in a direction of South 72 degrees 28 minutes 20 seconds West from an iron pin placed in the center of Drakes Branch Road (said iron pin being the Southernmost point at which the land of Harold E. and Erma N. Fuston reach the center of Drakes Branch Road) and going in an Easterly direction North 86 degrees 7 minutes 43 seconds West for a distance of 728.83 feet to an iron pin placed in a fence and thence in a Southerly direction South 13 degrees 34 minutes 0 seconds East for a distance of 169 feet to a point and thence in a Westerly direction South 86 degrees 7 minutes 42 seconds East for a distance of 728.83 feet to a point thence in a Northerly direction North 13 degrees 34 minutes 0 seconds West for a distance of 168.97 feet which point will be the original point of reference containing more or less 3.18 acres and

being part of the land of Harold E. and Erma N. Fulton gained by inheritance form Minnie E. Fulton of record in Book 5130, page 244, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to H. Clay McCool, Jr., Delores Sue McCool Duncan, June McCool, Jerry Wayne McCool, Wanda Howell, Cindy Minton and Pam Forrester, by Executor's Deed, from Clay McCool, Jr., Executor for the Estate of Herman Clayton McCool, for the express purpose of making a transfer and conveyance, of record in Instrument No. 20060929-0120450, Dated July 14, 2006. Said property was conveyed to R. Rick Hart, Trustee, of record in Instrument No. 20070130-0012517, Dated January 25, 2007, who subsequently appointed Amy L. Wood, as Successor Trustee, of record in Instrument No. 20110208-0011192. Amy L. Wood, 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. 20110817-0063330, Dated August 15, 2011, Register's Office for Davidson County, Tennessee.

Pursuant to the Last Will & Testament of Herman Clayton McCool, Sr. of record in Probate Case No. 04P-1709, includes reservation of a life estate in said property for Eula McCool, wife of Herman Clayton McCool, Sr. Eula McCool has since died.

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 7900, page 620, Register's Office for DAVIDSON County, Tennessee. Cemetery located on property and rights of Ingress and Egress thereto; 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 5060 Drakes Branch Road, Nashville, TN 37218.

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 warranty 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 30th day of January, 2012

Renasant Bank

By: _____
Steve Moody, Senior Vice President

By: _____
Rob Bearden 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 30 day of January 2012.

My Commission Expires: 9-3-13

Notary Public

AMANDA W. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Williamson

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, **Rob Bearden,** 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 Vice President of Renasant Bank and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 30 day of January, 2012.

My Commission Expires: 9-8-13

Amanda W. Dixon
Notary Public

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: **120025KS**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027