Realty Title and Escrow Co. Inc.
1285 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County Register's Stamp
Trans:T20120015923 DEEDWARRSP
Recvd: 03/05/12 10:42 2 pgs
Fees:13.00 Taxes:451.40

20120305-0018983

KATHLEEN A. TOMLINSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY
COMM. EXP. 12/27/15

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $122,000.00

Affiant

Subscribed and sworn to before me, this 1st day of March, 2012.

Notary Public

My commission expires: 12-27-15

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:
Matthew Joachim	~~New Owner~~ US Bank Home Mtg	Map 150, Group 14-0, Parcel 002.00
3533 Roundwood Forest Drive	1550 American Blvd E #440	
Antioch, TN 37013	Bloomington MN 55425	

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

Matthew Joachim, 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 Lot No. 15, Section Two, Roundwood Forest, of record in Plat Book 6250, page 549, 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 Moises Zarate and wife, Rachel Leigh Zarate, by Warranty Deed, from Shari L. Wilkes, of record in Instrument no. 20051206-0146422, Dated November 29, 2005. Pursuant to Decree of Divorce, Moises Zarate conveyed his interest in said property by Quitclaim Deed, to Rachel Leigh Zarate, of record in Instrument No. 20070119-0007860, Dated November 20, 2006. Rachel Lopez, f/k/a Rachel Leigh Zarate conveyed her interest in said property by Quitclaim Deed, to Moises Zarate, of record in Instrument No. 20090212-0012314, Dated December 22, 2008. Said property was conveyed to R. Rick Hart, Trustee of record in Instrument No. 20051206-0146423, Dated November 29, 2007, who subsequently appointed Amy L. Wood, Successor Trustee, of record in Instrument No. 20091228-0117540. 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. 20110711-0052737, Dated July 6, 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 6250, page 548 and Book 6250, page 549, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Book 6458, page 97, Register's Office for DAVIDSON County, Tennessee. Colonial Pipeline Easement of record in Book 3570, page 395, 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 3533 Roundwood Forest 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 **Grantees**, 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 1st day of March, 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 1st day of March, 2012

My Commission Expires: 9-8-13 _____
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 1st day of March, 2012

My Commission Expires: 9-8-13 _____
Notary Public

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 110884KS
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027