BILL GARRETT, Davidson County
Trans:T20120016041 DEEDWARR
Recvd: 03/05/12 13:14 3 pgs
Fees:18.00 Taxes:1258.00
20120305-0019089

| | |
|---|---|
| (Notary Stamp) | STATE OF TENNESSEE<br>COUNTY OF<br><br>The actual consideration or value, whichever is greater, for this transfer is<br>**$340,000.00**<br><br>Affiant<br><br>Subscribed and sworn to before me, this 29th day of February, 2012.<br><br>Notary Public<br><br>My commission expires: 11-4-13 |

**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: |
|---|---|---|
| **Patina Development, LLC** | **New Owner** | **Map 103** |
| **102 West End Close** | | |
| **Nashville, TN 37205** | | **Parcels 070.00; 071.00 & 072.00** |

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

**Patina Development, LLC, a Tennessee limited liability company**

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:
Land in Davidson County, Tennessee, Being Lot No. 26 on the Map showing C.C. Vernons Farms, of record in Book 161, page 164, Register's Office, for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Tract 2:
Being the southerly part of Lot No. 27 on the Map showing C.C. Vernons Farm, of record in Book 161, page 164, Register's Office for said County, described as follows:
Beginning on the easterly margin of Orlando Avenue, at the corner of Lots Nos. 26 and 27; thence with the line between said two lots, north 70 deg. East 530 feet to the center of Richland Creek; thence with the center of said creek, northwardly 77 feet, more or less, to the southeast corner of the property conveyed to J.L. Green and wife, by deed from T.N. Thompson and wife, of record in Book 910, page 176, said Register's Office; thence with said Green's southerly line, westwardly 460 feet, more or less, to the easterly margin of Orlando Avenue; thence with said Avenue, southwardly 77 feet , more or less, to the beginning.

Tract 3:
Being the Northerly part of Lot No. 27 on the Map of C.C. Vernons Farm, of record in Book 161, page 164, Register's Office for said County, and more particularly described as follows: Beginning on the easterly margin of Orlando Avenue at the corner of Lots 27 and 28; thence with the easterly margin of said Avenue, South 10 degs., East 60 feet to a stake; thence continuing with said margin, South 10 degs., West 81 feet to the northwest corner of a part of said lot conveyed to Edward H. Hall and wife by deed from T.N. Thompson and wife, of record in Book 796, page 277, said R.O., thence Easterly with the Northerly margin of said Hall's lot, 460 feet, more or less, to the center of Richland Creek; thence Northerly with the center of said Creek to the southeast corner of Lot 28 on said plan; thence with the line between Lots Nos. 27 and 28, South 70 degs. West, 400 feet to the point of beginning.

Tract Nos. 1, 2, and 3 being the same property conveyed to Grantor herein by deed of even date and being recorded simultaneously herewith as Instrument No. 20070301-0025404 (This Instrument Number was noted incorrectly on the aforementioned Deed of Trust.)

**THIS CONVEYANCE IS LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:**

Lot Nos. 25A, 26B, 27A and 27B as shown and described in Exhibit "B" attached to the Declaration of Protective Covenants, Conditions and Restrictions for Patina Phase II, of record as Instrument No. 20090710-0064462 and as amended in Instrument No. 20100721-0057018, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. These properties are commonly known as 443 Patina Circle, Nashville, Tennessee, 37209, 449 Patina Circle, Nashville, Tennessee, 37209, 451 Patina Circle, Nashville, Tennessee, 37209, and 453 Patina Circle, Nashville, Tennessee, 37209.

AND LESS AND EXCEPT THE FOLLOWING DESCRIBED PROPERTY:
Lot Nos. 19, 21 and 23 on the Final Plat of Patina Subdivision, Phase 2, of record as Instrument No. 20080812-0083055, in the Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. These properties are commonly known as 432 Patina Circle, Nashville, Tennessee, 37209, 435 Patina Circle, Nashville, Tennessee, 37209 and 440 Patina Circle, Nashville, Tennessee, 372090

Being the same property conveyed to Shamrock Holdings, Inc., a Tennessee corporation by Warranty Deed from John Henry Hamilton and wife, Barbara Tate Hamilton, of record in Instrument No. 20070301-0025404, dated February 26, 2007, Register's Office for Davidson County, Tennessee. Said property was conveyed to R. Rick Hart, Trustee for Renasant Bank, of record in Instrument No. 20070301-0025405, dated February 26, 2007, as modified in Instrument No. 20090422-0036611 and in Instrument No. 20100317-0020191, who subsequently appointed A. Scott Hubbard as Substitute Trustee, of record in Instrument No. 20110204-0010298, dated February 1, 2011. A. Scott Hubbard 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. 20110726-0057242, dated July 19, 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. 20080812-0083055, Register's Office for DAVIDSON County, Tennessee. Restrictive covenants contained in an instrument of record in Instrument No. 20090710-0064462, amended in Instrument No. 20100721-0057018, Register's Office for DAVIDSON County, Tennessee. Charter for Homeowners Association of record in Instrument No. 20090710-0064460, Register's Office for DAVIDSON County, Tennessee. Agreement for Private Stormwater Management Facilities of record in Instrument No. 20071029-0127144, Register's Office for DAVIDSON County, Tennessee. Notice of Holds on Building Permits of record in Instrument No. 20111128-0091949, 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 (____) **unimproved** (X) property known as 14 lots in Patina Subdivision, Phase2, Nashville, TN.

**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 29th day of February, 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 29 day of February, 2012

My Commission Expires:_____

Notary Public

**MY COMMISSION EXPIRES JUNE 3, 2015**

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, **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 29 day of February, 2012

My Commission Expires:_____

Notary Public

**MY COMMISSION EXPIRES JUNE 3, 2015**

HOLCOMB BURKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 120010KS
**RECORD & RETURN TO:**
**McCann, Hubbard & Solomon**
**1804 Williamson Court, Suite 201**
**Brentwood, TN 37027**