BILL GARRETT, Davidson County
Trans:T20120026673 DEEDWARRSP
Recvd: 04/12/12 10:29 2 pgs
Fees:13.00 Taxes:106.38
20120412-0031288

JAMIE C. POLK
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $28,750.00

Affiant

Subscribed and sworn to before me, this 10th day of April, 2012.

Notary Public

My commission expires: 5/5/15

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:
Kudzu Real Estate, Inc.	**New Owner**	**Map\Parcel: 071-08-0-288.00**
2020 Fieldstone Pkwy; Ste. 900-203		
Franklin, TN 37069		

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

Kudzu Real Estate, Inc., a Tennessee Corporation

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:

Being Lot No. 91 and the easterly half of Lot No. 92 on the Plan of Joywood, of record in Book 974, Page 45, Register's Office for Davidson County, Tennessee.

Said Lot No. 91 and part of Lot No. 92 front together 75 feet on the southerly side of Trinity Lane and run back 177.55 feet on the easterly line and 177 feet, more or less, on the westerly line. to a dead line, measuring 75 feet thereon.

Included in the above description but expressly excluded therefrom is the following:

Land in Davidson County, Tennessee, being a part of Lot No. 91 and the easterly half of Lot No. 92 on the Plan of Joywood, as of record in Book 974, Page 45, Register's Office for said County.

Beginning at a point, being the northeastern corner of property belonging to E.J. White, et ux, said point being common to Parcel 289 on Map 71-8, as recorded in Book 5619, Page 019, of the R.O.D.C., Tennessee; thence westerly along the existing southern right-of-way line of East Trinity Lane, bearing N 84 degrees 01'26" W, 75 feet, more or less, to a point on the common property line of Parcels 288 and 287 on Map 71-8; thence along said property line, bearing S 3 degrees 26' 34" W. 5 feet, more or less, to a point; thence in a straight line, bearing S 84 degrees 01'26" E, 75 feet, more or less, to a point on the common property line of Parcels 288 and 289 on Map 71-8; thence along said property line, bearing N 3 degrees 26'34" E, 5 feet, more or less, to the point of beginning and containing therein an area of 375 square feet, more or less.

Being the same property conveyed to Douglas K. Mund by Warranty Deed from Leland D. Watts and wife, Winnifred A. Watts, dated January 17, 2006, of record in Instrument No. 20060124-0009066, Register's Office for Davidson County, Tennessee. Said property was conveyed to R. Rick Hart, Trustee for Renasant Bank, of record in Instrument No. 20080910-0092612, dated September 4, 2008, who subsequently appointed Amy L. Wood as

Substitute Trustee, of record in Instrument No. 20111102-0085536. Amy L. Wood, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the property was struck off and sold and conveyed by Substitute Trustee's Deed to Renasant Bank, of record in Instrument No. 20111202-0093879, dated November 30, 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 974, Page 45, 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. Acreage content of the subject property is not hereby insured. Reference to acreage is left in the description merely for convenience in identifying the tract. Affidavit of Inheritance of record in Instrument No. 20110419-0030216, Register's Office for DAVIDSON County, Tennessee.

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 430 Trinity Lane, Nashville, TN. 37207

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 10th day of April, 2012.

Renasant Bank

By: Steve Moody, Jr. 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 10th day of April, 2012.

My Commission Expires: 9-8-13 Amanda W Dixon
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 10th day of April, 2012.

My Commission Expires: 9-8-13 Amanda W Dixon
Notary Public

AMANDA W. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

File #: 120180KS
RECORD & RETURN TO:
McCANN, HUBBARD & SOLOMON
1804 WILLIAMSON COURT, SUITE 201
BRENTWOOD, TN 37027