Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is
$50,000.00

Affiant

Subscribed and sworn to before me, this 27th day of April, 2012.

Notary Public

My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013

BARBARA T. HODGE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

BILL GARRETT, Davidson County
Trans:T20120031668 DEEDWARRSP
Recvd: 05/01/12 09:59 2 pgs
Fees:13.00 Taxes:185.00
20120501-0037091

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:
Free At Last Bonding, LLP	**New Owner**	**Map\Parcel: 081-03-0-244.00**
1105 Cecilia Avenue		
Nashville, TN 37208		

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

Free At Last Bonding, LLP, a Tennessee limited liability partnership

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, on the southerly margin of Cecilia Street, 114.79 feet west of the westerly margin of 11th Avenue North, said land being a part of Lot No. 29, Plan of Buena Vista recorded in Book 57, Page 26, Register's Office for Davidson County, Tennessee, described according to a boundary survey dated 12-18-06 by Campbell, McRae and Associates Surveying, Inc. (John Hood, TN R.L.S. #1838) as follows:

Beginning at an iron rod (old) on the southerly margin of Cecilia Street (50 foot wide right of way), said rod being the northwest corner of the DY Properties, II Land (Instrument #20060913-0113502 R.O.D.C., TN) Located S 73 deg. 06'02" W 114.79 feet from the southwest right-of-way intersection of said Cecilia Street and of 11th Avenue North (50 foot wide right of way) and the northeast corner of the herein described land; thence leaving said Cecilia Street with the said DY Properties S 15 deg. 15'28" E, passing a witness iron rod (old) at 139.87 feet for a total distance of 145.00 feet to a point in the northerly margin of an alley; thence with the northerly margin of said alley S 73 deg. 06' 10" W 34.00 feet to an iron rod (new) at the southeast corner of the Susie L. Matthews Land (Book 4501, Page 14 R.O.D.C., TN) thence leaving said alley with said Matthews N 15 deg. 14'27" W 145.00 feet to an iron rod (old) on the southerly margin of said Cecilia Street, thence with the said southerly margin N 73 deg. 06'02" E 33.96 feet to the point of beginning containing 4924.83 sq. ft. or 0.11 acres, more or less.

Being the same property conveyed to Malik Brooks, a married person by Warranty Deed from Jacqueline A. Roberts, a married person, of record in Instrument No. 20080109-0002879, dated October 31, 2007. Said property was conveyed to R. Rick Hart, Trustee for Renasant Bank, of record in Instrument No. 20080401-0032745, dated March 26, 2008, who subsequently appointed Amy L. Wood, as Successor Trustee, of record in Instrument No. 20100831-0069176. Amy L. Wood, as Successor 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 Successor Trustee's Deed to Renasant Bank, of record in Instrument No. 20101005-0079836, dated October 5, 2010, 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 57, Page 26, 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 1105 Cecilia Avenue, Nashville, TN 37208.

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 27th day of April, 2012.

Renasant Bank

By: _____ SVP
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/her 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 27 day of April, 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/her 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 27 day of April, 2012.

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

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 120357KS
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027