BILL GARRETT, Davidson County
Trans:T20120050741 DEEDWARRSP
Recvd: 07/11/12 07:55 2 pgs
Fees:13.00 Taxes:3496.50

20120711-0060594

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is
$945,000.00

Cari Tiesl
Affiant

Subscribed and sworn to before me, this 6th day of July, 2012.

Dana Delworth
Notary Public

My commission expires: 01/07/2013

(Notary Stamp)

DANA DELWORTH
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

THIS INSTRUMENT PREPARED BY
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027

SPECIALWARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Blair Durham and Kelley Durham	SunTrust Mortgage	**Map\Parcel: 1161300.5200**
120 Laird Road	1001 Semmes Ave	
Nashville, TN 37205	Richmond, VA 23224	

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

Blair Durham and Kelley Durham, husband and wife,

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 16 on the Plan of Harding Park, of record in Plat Book 2331, Page 120, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Forsythe Ventures, LLC, a Tennessee limited liability company by Warranty Deed from Patrick Robinson of record in Instrument No. 20070327-0036545, Register's Office for Davidson County, Tennessee, dated March 15, 2007.

And being the same property conveyed to Renasant Bank by Substitute Trustee's Deed from Amy L. Wood, Successor Trustee, of record in Instrument No. 20111118-0090634, Register's Office for Davidson County, Tennessee, dated November 17, 2011.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantees. Subsequent taxes are assumed by Grantees; including Rollback taxes, if any.

Subject to all matters shown on the Plan of record in Plat Book 2331, Page 120, Register's Office for Davidson County, Tennessee.

Restrictions of record in Book 2542, Page 486, in the Register's Office for Davidson County, Tennessee, but omitting any restriction, if any, based on race, color, religion, sex, handicap, familial status, or national origin unless and only to the extent that the restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

This is **improved (X)** unimproved ( ) property known as **120 Laird Road, Nashville, TN 37205.**

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 the 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 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 6th day of July, 2012.

Renasant Bank

BY: _____
Steve Moody, Senior Vice President

By: _____
Jim Ramage, Senior Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **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 6th day of July, 2012.

_____
Notary Public

My Commission Expires: 6/3/15

HOLCOMB BURKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **Jim Ramage,** 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 6th day of July, 2012.

_____
Notary Public

My Commission Expires: 6/3/15

HOLCOMB BURKE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

File #: 120155KS
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 ISABELLA LANE, SUITE 105
BRENTWOOD, TN 37027