BILL GARRETT, Davidson County
Trans:T20120057043 DEEDWARRSP
Recvd: 08/02/12 11:07 2 pgs
Fees:13.00 Taxes:3672.25

20120802-0068436

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is
**$992,500.00**

Affiant

Subscribed and sworn to before me, this 31st day of July, 2012.

Notary Public

My commission expires: 4/6/13

LARRY N. WESTBROOK NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY TN

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

## SPECIAL WARRANTY DEED

| Address of New Owner(s) as follows: | Send Tax Bills To: | Map-Parcel Numbers: |
|---|---|---|
| **Joseph E. Pate and Danielle A. Pate** | **New Owner** | **Map\Parcel: 159-0300-037.00** |
| **1132 Radnor Glen Dr** | | |
| **Brentwood, TN 37027** | | |

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

**Joseph E. Pate and wife, Danelle A. Pate**

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. 9 on the Plan of the Final Plat of High Ridge Subdivision, Phase Two, of record in Plat Instrument No. 20010129-0008513, 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 Alliance Development Group, LLC, by General Warranty Deed from High Ridge, LLC, a Tennessee limited liability company, of record at Instrument No. 20051010-0122124, Register's Office for Davidson County, Tennessee, dated September 21, 2005; and
Being the same property conveyed to Daniel Arthur McCarthy and Olivia Sarratt McCarthy, as Trustees of The Daniel Arthur McCarthy and Olivia Sarratt McCarthy Joint Living Trust by Quitclaim Deed from Alliance Development Group, LLC, a Tennessee Limited Liability Company, of record at Instrument No. 20090702-0061919, Register's Office for Davidson County, Tennessee, dated June 15, 2009; and
Being the same property conveyed to Renasant Bank by Substitute Trustee's Deed from Amy L. Wood, Substitute Trustee of record at Instrument No. 20120330-0026894, Register's Office for Davidson County, Tennessee, dated March 28, 2012.

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.

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 **1132 Radnor Glen Dr Brentwood, TN 37027.**

**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 31st day of July, 2012.

Renasant Bank

By: _____
Steve Moody, Sr. Vice President

By: _____
Jim Ramage, Senior Vice President

**STATE OF ~~TENNESSEE~~ Mississippi**
**COUNTY OF ~~WILLIAMSON~~ Lee**

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 31st day of July, 2012.

STATE OF MISSISSIPPI BARBARA FRAZIER NOTARY PUBLIC ID #11650 Comm. Expires 09-17-2014 LEE COUNTY

_____
Notary Public

My Commission Expires: _____

**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 31st day of July, 2012.

MY COMMISSION EXPIRES OCTOBER 20, 2013

_____
Notary Public

My Commission Expires: _____

BARBARA A. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: 120149KS
**RECORD & RETURN TO:**
**Solomon \ Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**