

(Notary Stamp).

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $65,500.00

Affiant

Subscribed and sworn to before me, this 5TH day of November, 2012

Notary Public

My commission expires: 6-23-14

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: New Owner	Map-Parcel Numbers:
BIJC, LLC, a Tennessee limited liability company		**092-05-0-317.00**
3212 Torbett Street	**110 31st Avenue N., #207**	
Nashville, TN 37209	**Nashville, TN 37203**	

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

BIJC, 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:

Land in Davidson County, Tennessee, being the easterly (15) feet of Lot No. 54 and the westerly Eleven (11) feet of Lot No. 53, in George Jackson's Subdivision of the Marable Tract, a plan of which is of record in Plat Book 161, page 86, Register's Office for Davidson County, Tennessee.

Said two parts of said lots join together and front 26 feet on Torbett Street in the City of Nashville, and constitutes the westerly 26 feet of a tract of ground conveyed by Goodloe Lindsley to George Mayes by deed recorded in Book 331, page 419, Register's Office for Davidson County, Tennessee. The said Lots extend back between parallel lines from Torbett Street 115 feet to an alley in the rear.

Being the same property conveyed to The William Patton, Jr. Foundation by Warranty Deed from Edgar L. Covington, of record at Instrument Number 20061031-0135089, Register's Office for Davidson County, Tennessee, dated October 13, 2006, and recorded on October 31, 2006; and

Being the same property conveyed to Renasant Bank by Successor Trustee's Deed from David W. Houston IV, as Successor Trustee, of record at Instrument No. 20120724-0064993, Register's Office for Davidson County, Tennessee, dated July 23, 2012, and recorded on July 24, 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 Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.

BILL GARRETT, Davidson County
Trans:T20120085902 DEEDWARRSP
Recvd: 11/09/12 11:22 2 pgs
Fees:13.00 Taxes:242.35
20121109-0103734

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 3212 Torbett Street, Nashville, TN 37209.

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 5 TH day of November, 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 5 day of Nov, 2012.

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-8-13

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 5 day of Nov, 2012.

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-8-13

File #: 120335D
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC