

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $46,500.00

Affiant

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

Notary Public

My commission expires: 6-23-14

BILL GARRETT, Davidson County
Trans:T20120085914 DEEDWARRSP
Recvd: 11/09/12 11:49 2 pgs
Fees:13.00 Taxes:172.05
20121109-0103747

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:
BIJC, LLC , a Tennessee limited liability company	**New Owner**	**081-15-0-431.00**
1207 DB Todd Jr. Blvd.	**110 31st Avenue N., #207**	
Nashville, TN 37208	**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 Part of Lot No. 44 on the Plan of George Shields Addition to North Nashville, of record in Plat Book 57, Page 62, in the Register's Office for Davidson County, Tennessee.

Said part of said Lot No. 44 begins at a point in the westerly margin of Eighteenth Avenue, North, thirty feet north of the southeast corner of said Lot No. 44, being the northeast corner of the property conveyed by Leon Gilbert to Lee Boyd and wife, Marcelia Boyd, by deed of record in Book 1641, Page 216, Register's Office for Davidson County, Tennessee, thence with said Boyd's northerly line ninety-six feet in a westerly direction to a point in the west line of said Lot No. 44; thence with said line in a northerly direction thirty-four feet to a point; thence in an easterly direction 90.4 feet to a point in the east line of said Lot No. 44; thence with said line thirty-eight feet to the beginning.

Being the same property conveyed to Renasant Bank by Successor Trustee's Deed from David W. Houston, IV, Successor Trustee, of record at Instrument Number 20120724-0064994, Register's Office for Davidson County, Tennessee, dated July 23, 2012 and recorded 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.

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 1207 D B Todd Jr. Blvd., 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 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 5TH. 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.

_____
Notary Public

My Commission Expires: 9-8-13

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON 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 5 day of NOV, 2012.

_____
Notary Public

My Commission Expires: 9-8-13

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: **120335B**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027