Davidson County DEEDWARRSP
Recvd: 01/03/13 13:53 3 pgs
Fees:18.00 Taxes:444.00
20130103-0000897

STATE OF TENNESSEE
COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is
$120,000.00

Affiant

Subscribed and sworn to before me, this 28th day of December, 2012

Notary Public

My commission expires: 7-5-16

(Notary Stamp) K CLOYD STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILLIAMSON

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:
Rubin Group, LLC, a Tennessee limited liability company	**New Owner**	**086-12-0-A-001.00-Lot 1** **086-12-0-A-007.00-Lot 7** **086-12-0-A-014.00-Lot 14**
106 Mission Court, Suite 604B		**086-12-A-017.00-Lot 17** **086-12-0-A-019.00-Lot 19** **086-12-0-A-020.00-Lot 20**
Franklin, TN 37067		**086-12-0-A-021.00-Lot 104** **086-12-0-A-022.00-Lot 105**

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

Rubin Group, 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 Lot No. 1,7,14,17,19,20,104,105 on the Plan of Section One, Tulip Grove Pointe of record in Plat at Instrument No. 200609050-0109478, 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 Renasant Bank by Deed from David W. Houston, IV, Successor Trustee of record at Instrument No. 20101012-0081502, Scriveners Affidavit in Instrument Number 20101102-0087900, Register's Office for Davidson County, Tennessee, dated October 11, 2010 and recorded on October 12, 2010.

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 (____) **unimproved (X)** property known as:

Lot 1- 101 Tulip Grove Pt., Hermitage, TN 37076
Lot 7- 405 Elegance Way, Hermitage, TN 37076
Lot 14- 416 Elegance Way, Hermitage, TN 37076
Lot 17- 404 Elegance Way, Hermitage, TN 37076
Lot 19- 145 Tulip Grove Pt., Hermitage, TN 37076
Lot 20- 149 Tulip Grove Pt., Hermitage, TN 37076

Lot 104- 144 Tulip Grove Pt., Hermitage, TN 37076
Lot 105- 140 Tulip Grove Pt., Hermitage, TN 37076

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 18 day of December, 2012.

Renasant Bank

By: _____
Steve Moody, Senior Vice President

By: _____
Jim Ramage, Senior Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

AMANDA W. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 18 day of Dec, 2012.

My Commission Expires: 9-8-13

Notary Public

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

AMANDA W. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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 18 day of Dec, 2012.

My Commission Expires: 9-8-13

Notary Public

File #: **120376KS**
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 105
BRENTWOOD, TN 37027

True Copy Certification

I, Yvette Meldrum, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Yvette Meldrum

Signature

State of Tennessee
County of Williamson
Personally appeared before me, Jackie Lampley, a notary public for this county and state, Yvette Meldrum who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jackie Lampley

Notary's Signature

My Commission Expires: 06/16/2013

