SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130027116 DEEDWARRSP
Recvd: 04/03/13 15:03 4 pgs
Fees:23.00 Taxes:945.35

20130403-0033039

KATHRYN MICHELLE CASSIDY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires AUG 23, 2016

STATE OF TENNESSEE
COUNTY OF _____

THE ACTUAL CONSIDERATION OR VALUE WHICHEVER IS GREATER FOR THIS TRANSFER IS **$255,500.00**

_____, Affiant

SWORN TO AND SUBSCRIBED BEFORE ME, THIS 1st MARCH, 2013

_____ Notary Public

MY COMMISSION EXPIRES: 8/23/16
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Ernest B. Williams IV, PLLC
Ernest B. Williams, IV, Esquire
P.O. Box 159264
Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
New Beginnings Enterprises, LLC 5953 Redfearn Cove Memphis, TN 38120	Same 5953 Redfearn Cove Memphis, TN 38120	145-10-0-068

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED, RELIANT BANK, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO NEW BEGINNINGS ENTERPRISES, LLC, HEREINAFTER CALLED THE GRANTEE, GRANTEE'S HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVDISON COUNTY, STATE OF TENNESSEE, DESCRIBED IN **EXHIBIT A**, ATTACHED.

This is X improved ☐ unimproved property, known as **1215 Mary Helen Drive, Nashville, TN 37220**

This Property Is Unencumbered, except As Set Forth In Exhibit B.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, its heirs and assigns forever; and GRANTOR does covenant with the said GRANTEE that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, unless otherwise herein set out; and it further covenants and binds itself, its heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs and assigns, against the lawful claims of all persons claiming by and through the GRANTOR, but not otherwise. Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS my/our hand(s) this 29th day of March, 2013

Reliant Bank

By: _____
J. Richard Belote, Jr.
Senior Vice President, Special Assets Manager

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

BEFORE ME, the undersigned a Notary Public of the State and County aforementioned, personally appeared J. Richard Belote, Jr., with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President, Special Assets Manager of Reliant Bank, a Tennessee banking corporation and as such Senior Vice President, Special Assets Manager, executed the foregoing instrument for the purpose therein contained, and acknowledged the instrument to be the free act and deed of Reliant Bank.

WITNESS my hand and seal, this 29th day of March, 2013

_____
Notary Public
My Commission Expires:

JANE C. LEE
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 10-23-2016

Personally known: X or Produced Identification: _____
Type of Identification Produced: _____ Driver's License _____ Other: _____

EXHIBIT A
LEGAL DESCRIPTION

Formal Address: **1215 Mary Helen Drive, Nashville, TN 37220**

Map/Parcel: **145-10-0-068**

Description:

Land in Davidson County, Tennessee, being Lot(s) 2, as shown on the map entitled Section 2, Brigid Ann Heights, of record as Plat Book 4660, page 149, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description..

Being a portion of the same property conveyed to RELIANT BANK, by deed from MICHAEL B. SCHWEGLER, AS SUCCESSOR TRUSTEE, of record as Instrument No. 20130130-0009794, dated January 29, 2013, said Register's Office.

Exhibit B
Exceptions

1. Matters shown on the Plan of record in Book 4660, Page 149, said Register's Office.

2. Declaration of Covenants, Conditions, Liens, Easements and Restrictions, including, but not limited to, easements, assessments, special assessments, charges and liens, contained in an instrument of record in Book 4894, Page 456, said Register's Office.

3. Right-of-Way Easement of record in Book 723, Page 610, Book 1334, Page 445, and in Book 1976, Page 559, said Register's Office.