BILL GARRETT, Davidson County
Trans: T20130031587 DEEDWARRSP
Recvd: 04/17/13 12:42 2 pgs
Fees: 13.00 Taxes: 684.50
20130417-0038327

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is **$185,000.00.**

Ashley Ladd
Affiant

Subscribed and sworn to before me, this 15th day of April, 2013.

Albert Wayne Grim
Notary Public

My commission expires: 7/6/2015

ALBERT WAYNE GRIM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

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:
Christopher Schlecht	First Community Mortgage, Inc.	**Map\Parcel: 11200002900**
553 Longview Dr	275 Robert Rose Dr.	
Pegram, TN 37143	Murfreesboro, TN 37219	

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

Christopher Schlecht, unmarried

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:

A certain tract or Parcel of land in the 9th Civil District of Davidson County, Tennessee, on the North side of Longview Drive.

Beginning at a steel Pin the center of Longview Drive, the same being the southeast corner of the Wallace Holt Tract; thence with the Holt line North 3-1/2 degree East 500' to an iron pin; thence, North 81 degree East 100' to an iron pin; thence South 3-1/2 degree West 500' to an iron pin in the center of Longview Drive; thence with the road South 81 degree West 100' to the Point of Beginning and containing 1.11 acres, more or less.

Being the same property conveyed to Renasant Bank by Successor Trustee's Deed from David W, Houston, IV, Successor Trustee of record in Instrument No. 20120912-0082928, Register's Office for Davidson County, Tennessee, dated September 12, 2012 and recorded on September 12, 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 **553 Longview Dr. Pegram, TN 37143.**

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 12th day of April, 2013.

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 12 day of April 2013.

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 12 day of April, 2013.

Notary Public

My Commission Expires: 9-8-13

AMANDA W. DIXON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

File #: 130077BH
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027