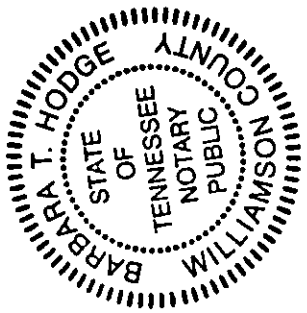
| | |
|---|---|
| <br>(Notary Stamp) | STATE OF TENNESSEE<br>COUNTY OF Davidson<br><br>The actual consideration or value, whichever is greater, for this transfer is<br>$490,000.00<br><br>Affiant<br><br>Subscribed and sworn to before me, this 7th day of May, 2013<br><br>Notary Public<br><br>My commission expires: MY COMMISSION EXPIRES OCTOBER 20, 2013 |

**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: |
|---|---|---|
| **Ultimate Storage, Inc. and** | New Owner | 149-08-0-029.00 |
| **458 Bell Road** | 516 Bell Rd | |
| **Nashville, TN 37217** | Nashville, TN 37013 | |

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

**Ultimate Storage, Inc., a Tennessee corporation**

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 on the Plan of Custom Craft Cabinets of record in Plat Book 6200, Page 414, 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 Successor Trustee's Deed from David W. Houston, IV, Successor Trustee of record at Instrument No. 20110929-0075644, Register's Office for Davidson County, Tennessee, dated September 29, 2011.

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 **458 Bell Road, Nashville, TN 37217.**

**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.

BILL GARRETT, Davidson County
Trans:T20130038307 DEEDWARR
Recvd: 05/08/13 09:26 2 pgs
Fees:13.00 Taxes:1813.00



20130508-0046286

**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 7th day of May 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 6 day of May, 2013.

_____
Notary Public

My Commission Expires: 6/3/15

HOLCOMB BURKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON 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 6 day of May, 2013.

_____
Notary Public

My Commission Expires: 6/3/15

HOLCOMB BURKE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

File #: **120262KS**
**RECORD & RETURN TO:**
**SOLOMON PARKS TITLE & ESCROW, LLC**
**8119 ISABELLA LANE, STE 105**
**BRENTWOOD, TN 37027**