BILL GARRETT, Davidson County
Trans: T20130070766 DEEDWARRSP
Recvd: 08/16/13 09:53 2 pgs
Fees: 13.00 Taxes: 5468.25

20130816-0086299

Fte Box 9-B

STATE OF TENNESSEE
COUNTY OF ~~WILLIAMSON~~ Davidson

The actual consideration or value, whichever is greater, for this transfer is $1,477,905.00.

Affiant

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

Notary Public

My commission expires: _____

(Notary Stamp)

ELIZABETH J. SMITH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires NOV 3, 2015

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:
Victor E. Giovanetti and Katherine E. Giovanetti	**New Owner**	**Map\Parcel: 132-12-0-98**
1139 Battery Lane		
Nashville, TN 37220		

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

Victor E. Giovanetti and Katherine E. Giovanetti, husband and wife,

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 Final Plat of Derryberry Property, of record in Instrument 20011206-0134231, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Renasant Bank by Deed in Lieu of Foreclosure from Jack W. Derryberry, Jr., and Marcella Gilreath Derryberry of record in Instrument No. 20121227-0119634, Register's Office for Davidson County, Tennessee, dated December 27, 2012, recorded December 27, 2012. Also, being a portion of the same property conveyed to Renasant Bank by Quitclaim deed from Anna Eleanor Derryberry of record in Instrument Number 20130816-0086297, and being a portion of the same property conveyed to Renasant Bank by Quitclaim from Jeremy Thomas Derryberry of record in Instrument Number 20130816-0086298 being recorded simultaneously herewith, Register's Office for Davidson County, Tennessee. Said quitclaim deeds being recorded for the purpose of conveying any and all heirship in subject property.

Being the same property conveyed to Jack W. Derryberry, Jr., and wife, Marcella Gilreath Derryberry, by Quitclaim Deed from Jack W. Derryberry, Jr., of record in Instrument No. 20060112-0004856, Register's Office for Davidson County, Tennessee, dated January 6, 2006, recorded January 12, 2006.

Also being part of the same property conveyed to Harriette J. Derryberry and husband Jack W. Derryberry, Jr. by Deed of General Warranty from Roger Ray Witbeck, Pamela Moore, and Kim Bruehler, as devisees under the Last Will and Testament of Mickey M. Witbeck, deceased, of record in Book 11463, page 442, Register's Office for Davidson County, Tennessee, dated May 3, 1999, recorded May 5, 1999. The said Harriette J. Derryberry having since died.

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.

This is improved (X) unimproved ( ) property known as 1139 Battery Lane Nashville, TN 37220.

Witness my/our hand(s) this 12th day of August, 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 August, 2013.

AMANDA W. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-8-13

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 August, 2013.

AMANDA W. DIXON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Notary Public

My Commission Expires: 9-8-13

File #: 130203AW
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 105
Brentwood, TN 37027