THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **2000 Richard Jones Road** **Suite 110** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 31566-12-2013** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $1,013,980.16. Jeff Irwin, SVP Affiant Subscribed and sworn to before me this 19th day of December, 2013. Brenda L. Farmer Notary Public BRENDA L. FARMER STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY, TENN. My Commission Expires: 12-8-2014 My Commission Expires DEC. 8, 2014

LIMITED WARRANTY DEED

Address New Owner: Renasant Bank 1820 West End Avenue Nashville, TN 37203	**Send Tax Bills To:** New Owner	**Tax Information:** Map and Parcel No.: 104 090 N 00300 CO

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **U. Grant Browning and Elizabeth M. Browning, husband and wife** (collectively, "Grantors") have this day bargained and sold, and do hereby transfer and convey to **Renasant Bank, a Mississippi banking corporation** ("Grantee"), its successors and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 103 West End Close, Nashville, TN, 37205.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors and assigns, forever.

And Grantors covenant with Grantee that Grantors are lawfully seized and possessed of said real estate in fee simple, and have a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantors further covenant and binds themselves, their heirs and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under them but no further or otherwise.

BILL GARRETT, Davidson County
Trans:T20130106088 DEEDWARR
Recvd: 12/20/13 12:05 3 pgs
Fees:18.00 Taxes:3751.73
20131220-0128726

It is the express intention of Grantors and Grantee that the Deed of Trust referred to in Item 6 on Exhibit "A" hereto shall not merge with the title acquired by Grantee pursuant to this Deed. No such merger will occur unless and until such time as Grantee executes and duly records a written instrument specifically effecting such a merger. Accordingly, unless and until such an agreement is executed and recorded, the Deed of Trust shall remain a valid and continuing lien, security title, and security interest in, and to the property described on Exhibit "A" hereto.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantors have executed this instrument on this 19th day of December, 2013.

U. GRANT BROWNING

Elizabeth M. Browning
ELIZABETH M. BROWNING

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared U. GRANT BROWNING and ELIZABETH M. BROWNING, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that they executed the foregoing instrument for the purposes therein contained.

Witness my hand, in Nashville, Tennessee this 19th day of December, 2013.

BRENDA L. FARMER
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY, TENN.
My Commission Expires DEC. 8, 2014

Brenda L Farmer
NOTARY PUBLIC
My Commission Expires: 12-8-2014

EXHIBIT "A"

Land in Davidson County, Tennessee, being Unit No. 103, formerly known as Unit 3.5, together with the appurtenant interest in the common elements of West End Close, a horizontal property regime established by Master Deed, of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, corrected in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407, and in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Condominium Site Plan attached as Exhibit A to the aforementioned Master Deed.

Being the same property conveyed to U. Grant Browning and wife, Elizabeth M. Browning, by deed dated December 5, 2003, from Browning-Bacon Properties, LLC, a Tennessee limited liability company, of record in Instrument No. 20031208-0176058, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014 and subsequent years, a lien, but not yet due and payable, which have been assumed by Grantee. Map and Parcel No. 104 090 N 00300 CO.
2. Charter of Incorporation of West End Close Condominiums Homeowners' Association, Inc. of record in Instrument No. 20030305-0029208, Register's Office for Davidson County, Tennessee.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Master Deed (and By-Laws) for West End Close, of record in Instrument No. 20030701-0090321, amended in Instrument No. 20030724-0103538, Instrument No. 20031202-0173105, corrected in Instrument No. 20041005-0120026, re-recorded in Instrument No. 20041203-0144407, and in Instrument No. 20050318-0029873, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Horizontal Property Act, T.C.A. § 66-27-101, et seq.
5. Storm water detention agreement of record in Instrument No. 20030311-0031977, Register's Office for Davidson County, Tennessee.
6. Deed of Trust executed by U. Grant Browning and wife, Elizabeth M. Browning, to R. Rick Hart, Trustee for the benefit of Capital Bank & Trust Company, in the amount of $850,000.00, recorded on December 8, 2003 as Instrument No. 20031208-0176059, Register's Office for Davidson County, Tennessee. Said Deed of Trust having been modified by instruments of record as Instruments Nos. 20040323-0032770, 20040901-0105973, 20050203-0012560, 20050614-0067940 20070123-0009398 and 20100518-0038313, Register's Office for Davidson County, Tennessee, and further secured and or evidenced by Cross-Collateralization and Cross-Default Agreement in Instrument No. 20090310-0021464, said Register's Office, and Absolute Assignment of Leases and Rents in Instrument No. 20110303-0017329, said Register's Office.