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. 31567-12-2013** **File Box 9B**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $424,640.00. Jeff Lewis, S.V.P. 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.: 104 050 I 00100 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, **Acklen Park Drive Brownstones, LLC, a Tennessee limited liability company** ("Grantor"), has this day bargained and sold, and does 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 509 Acklen Park Drive, Nashville, TN, 37203.

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 Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, and has 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". Grantor further covenants and binds itself, its successors and assigns to warrant and forever defend the title to said real against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

BILL GARRETT, Davidson County
Trans:T20130106088 DEEDWARR
Recvd: 12/20/13 12:06 3 pgs
Fees:18.00 Taxes:1571.17
20131220-0128728

It is the express intention of Grantor and Grantee that the Deed of Trust referred to in Item 8 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, Grantor has executed this instrument, the corporate party by its duly authorized officer, on the 12/19/13 day of December, 2013.

Acklen Park Drive Brownstones, LLC
a Tennessee limited liability company

By: _____
U. Grant Browning, Sole Member

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, the undersigned, of the State and County aforesaid, personally appeared U. Grant Browning 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 Sole Member (or other officer authorized to execute the instrument) of Acklen Park Drive Brownstones, LLC, a Tennessee limited liability company, the within named bargainor, a corporation, and that they as such executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by themselves as such .

Witness my hand at office 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. 509, together with the appurtenant interest in the common elements of Acklen Park Drive Brownstones, a condominium, established by Declaration in Instrument No. 20130513-0047893, amended in Instrument No. 20130724-0076413, Register's Office for Davidson County, Tennessee, said Unit being depicted on the Site Plan attached as Exhibit "B" to the aforementioned Declaration, and being located upon Lot No. 2 on the Plan of Greenway Acklen Subdivision, of record in Plat Book 9700, page 209, Register's Office for Davidson County, Tennessee.

Together with an easement for ingress, egress, public utilities and right of way as set out in the Easement Agreement of record in Instrument No. 20100909-0071780, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to Acklen Park Drive Brownstones, LLC, a Tennessee limited liability company, by quitclaim deed dated February 15, 2013, from U. Grant Browning, married, of record in Instrument No. 20130501-0043897, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to:

1. State and County taxes for the year 2014, a lien, but not yet due and payable, assumed by Grantee. Map and Parcel No. 104 050 I 00100 CO.
2. If improvements are completed after January 1 of any year, the Law requires supplemental assessments for the year in which improvements are completed as defined by Statute. The Company assumes no liability for taxes assessed by correction pursuant to the provisions of T.C.A. § 67-5-603.
3. Covenants, Conditions, Restrictions and Agreements, including the agreement to pay assessments for the maintenance of common areas, contained in the Declaration (and By-Laws) for Acklen Park Drive Brownstones, a condominium, of record in Instrument No. 20130513-0047893, amended in Instrument No. 20130724-0076413, Register's Office for Davidson County, Tennessee.
4. Terms and limitations imposed by Tennessee Condominium Act of 2008, T.C.A. § 66-27-201, et seq.
5. All matters appearing on the Plan of record as Book 9700, page 209, Register's Office for Davidson County, Tennessee.
6. Easement Agreement for ingress, egress, public utilities and right of way of record in Instrument No. 20100909-0071780, Register's Office for Davidson County, Tennessee.
7. Restrictive Covenant for Detached Structure recorded in Instrument No. 20060828-0105947, Register's Office for Davidson County, Tennessee.
8. Deed of Trust executed by U. Grant Browning, a married man, to R. Rick Hart, Trustee for the benefit of Capital Bank & Trust Company, in the amount of $1,008,000.00, recorded on January 10, 2006 as Instrument No. 20060110-0003809, Register's Office for Davidson County, Tennessee. Said Deed of Trust having been modified by instrument of record as Instrument No. 20070116-0006143, 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, and Absolute Assignment of Leases and Rents in Instrument No. 20101108-0089653, Register's Office for Davidson County, Tennessee.