BILL GARRETT, Davidson County
Trans:T20140065527 DEEDWARR
Recvd: 09/03/14 15:44 2 pgs
Fees:13.00 Taxes:1720.50

20140903-0080621

(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $465,000.00.

Affiant

Subscribed and sworn to before me, this 27th day of August, 2014.

Notary Public

My commission expires: 11-23-14

BONNIE J. CURRY
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

**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: |
|---|---|---|
| **Carol W. Bumbalough** | **New Owner** | **Map\Parcel: 104050100100CO** |
| **509 Acklen Park Drive** | **509 Acklen Park Drive** | |
| **Nashville, TN 37205-2365** | **Nashville, TN 37205-2365** | |

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

**Carol W. Bumbalough a married woman**

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. 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, as 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, to which Plan reference is hereby made for a more complete description of the property.

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 Renasant Bank, a Mississippi banking corporation by deed from Acklen Park Drive Brownstones, LLC, a Tennessee limited liability company of record in Instrument No. 20131220-0128728 Register's Office for Davidson County, Tennessee, dated December 19, 2013 and recorded on December 20, 2013.

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 **509 Acklen Park Drive Nashville, TN 37205-2365.**

**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 27th day of August, 2014.

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 27 day of Aug., 2014.

_____
Notary Public

My Commission Expires: 7.2.18

EMILY GUYTON NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES JULY 2, 2018

**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 27 day of Aug., 2014.

_____
Notary Public

My Commission Expires: 7.2.18

EMILY GUYTON NOTARY PUBLIC STATE OF TENNESSEE MY COMMISSION EXPIRES JULY 2, 2018

File #: 140373
**RECORD & RETURN TO:**
**Solomon \ Parks Title & Escrow, LLC**
**8119 Isabella Lane, Suite 105**
**Brentwood, TN 37027**