BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017 (Notary Stamp)	STATE OF TENNESSEE COUNTY OF WILLIAMSON The actual consideration or value, whichever is greater, for this transfer is $50,000.00. Kelly Bonadies Affiant Subscribed and sworn to before me, this 4th day of December, 2014 Notary Public My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY
Solomon / Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Kelly Bonadies	New Owner	**Map/Parcel 0810703300**
1918 10th Avenue North	1918 10th Avenue North	**Map/Parcel 08107033400**
Nashville, TN 37208	Nashville, TN 37208	

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

Kelly Bonadies, married

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:

SEE ATTACHED EXHIBIT A

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 property known as 1923 & 1925 12th Avenue North, Nashville, TN 37208.

BILL GARRETT, Davidson County
Trans:T20140091387 DEEDWARR
Recvd: 12/05/14 15:27 3 pgs
Fees:18.00 Taxes:185.00
20141205-0111903

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 our hands this 4th day of December, 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 4th day of December 2014.

_____
Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017

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 4th day of December, 2014.

_____
Notary Public

My Commission Expires: 10/2/17

BARBARA T. HODGE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Comm. Expires October 2, 2017

File #: 140386
RECORD & RETURN TO:
SOLOMON PARKS TITLE & ESCROW, LLC
8119 ISABELLA LANE, STE 104
BRENTWOOD, TN 37027

EXHIBIT A – LEGAL DESCRIPTION

Map/Parcel 0810703300
Tract One:

Land in Davidson County, Tennessee, being Lot No. 102 and part of Lot No. 101 on the Plan of Cephas Woodard Subdivision of Lots No. 5 and 6, as of record in Book 161, Page 174, Register's Office for said County, and described as follows:

Beginning at the southwest intersection of Clay Street and 12th Avenue North, thence with the margin of Clay Street westerly 115 feet to an alley thence with the margin of the same southerly 67.5 feet to a point, thence easterly parallel to Clay Street 43.9 feet to a point; thence northerly 5.5 feet to a point thence easterly parallel to Clay Street, 71.1 feet to the west margin of 12th Avenue North; thence with the margin of the same, northerly 62.6 feet to the beginning.

Map/Parcel 08107033400
Tract Two:

Land in Davidson County, Tennessee, being the part of Lot No. 101 on the Plan of Cephas Woodard Subdivision of Lot Nos. 5 and 6, as of record in Book 161, page 174, Register's Office for said county, described according to a survey made by Watkins and Murray, Surveyors, March 19, 1947 as follows:

Beginning at an iron pin on the westerly margin of 12th Avenue North, formerly Epps Avenue at the corner of Lots Nos. 100 and 101; thence with said Avenue, northwardly 37.4 feet to an iron pin; thence westwardly 71.1 feet; thence southwardly 5.5 feet; thence westwardly 43.9 feet to an iron pin in the easterly margin of an alley; thence with said alley, southwardly 32.5 feet to an iron pin at the corner of said Lots Nos. 100 and 101; thence with the line between said two lots and a fence, easterly 115 feet to the beginning.

Being the same property conveyed to Lion of Judah Church a/k/a Lion of Juda Church, Inc. by deed from Eric D. Martin, Sr. of record in Instrument No. 20020618-0073875 Register's Office for Davidson County, Tennessee, dated June 10, 2002 and recorded on June 18, 2002.

Being the same property further conveyed to Renasant Bank by deed from Amy L. Wood, in her capacity as Successor trustee and not otherwise of record in Instrument No. 20140811-0072366, Register's Office for Davidson County, Tennessee, dated August 8, 2014 and recorded on August 11, 2014.

Being also known as 1923 & 1925 12th Avenue North Nashville, TN 37208