McCann & Hubbard
1804 Williamson Ct, Suite 201
Brentwood, TN 37027
615.377.3319

(2)

JAQUELINE GARCIA STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY (Notary Stamp)	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is $945,000.00. Affiant Subscribed and sworn to before me, this 29th day of January, 2015. Notary Public My commission expires: 3-6-18

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:
Debra Kaye James	New Owner	Map\Parcel: 104-09-0N-003.00-CO
103 West End Close		
Nashville, TN 37205		

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, a Mississippi banking corporation

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Debra Kaye James, unmarried

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 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, to which reference is hereby made for a more complete description. Said Master Deed affirmatively designates the subject property as a Plan Unit Development as defined under TCA §66-27-101, et. seq.

Being the same property conveyed to Renasant Bank, a Mississippi banking corporation by Limited Warranty Deed from U. Grant Browning and Elizabeth M. Browning, husband and wife, of record in Instrument No. 20131220-0128726, 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 property known as 103 West End Close Nashville, TN 37205.

BILL GARRETT, Davidson County
Trans:T20150008822 DEEDWARR
Recvd: 02/04/15 11:04 2 pgs
Fees:13.00 Taxes:3496.50
20150204-0010496

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 hand this 29th day of January, 2015.

Renasant Bank, a Mississippi banking corporation

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, a Mississippi banking corporation** and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 29th day of January, 2015.

My Commission Expires: 7.2.18

Notary Public

EMILY GUYTON
STATE OF TENNESSEE
NOTARY PUBLIC
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, a Mississippi banking corporation** and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 29th day of January, 2015.

My Commission Expires: 7.2.18

Notary Public

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

File #: 150009
RECORD & RETURN TO:
Solomon \ Parks Title & Escrow, LLC
8119 Isabella Lane, Suite 104
Brentwood, TN 37027