BILL GARRETT, Davidson County
Trans:T20100061683 DEEDWARRSP
Recvd: 09/30/10 12:54 2 pgs
Fees:13.00 Taxes:621.60
20100930-0077954

File No. 100724

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $168,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23RD DAY OF SEPTEMBER, 2010

Notary Public

MY COMMISSION EXPIRES: 4/2012
(AFFIX SEAL)

Rebecca Campbell
State Of Tennessee Notary Public
Sumner County

THIS INSTRUMENT PREPARED BY:
Hallmark Title Company
100 Bluegrass Commons Boulevard, Suite 115, Hendersonville, TN 37075

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jeremy Deep | PrimeLending, a PlainsCapital Company | 163 02 0B 047.00 CO |
| (NAME) | (NAME) | |
| 113 Took Drive | 18111 Preston Rd., Suite 900 | |
| (ADDRESS) | (ADDRESS) | |
| Antioch, TN 37013 | Dallas, TX 75252 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

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 ACKNOWLEDGED, WE, Regions Bank, An Alabama Banking Corporation, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Jeremy Deep, an unmarried man, 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 all of Lot No. 86, on the Final Plat, Berkeley Hall, Phase Five – Section One of Hickory Highlands P.U.D., as shown by plat appearing of record in Instrument No. 20050125-0008851, as corrected by a Surveyor's Certificate of Correction of record in Instrument No. 20050223-0019584, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being a portion of the same property conveyed to Southern Home Builders, LLC, a Tennessee Limited Liability Company by deed from Latting Road Partners, LLC, dated April 18, 2005 and recorded on April 22, 2005 in Instrument No. 20050422-0045022, Register's Office, Davidson County, Tennessee. Further conveyed by quitclaim deeds of record in Instrument No. 20090115-0003819 and Instrument No. 20090911-0085166, said Register's Office.

Being a portion of the same property conveyed to Regions Bank by Successor Trustee's Deed from Joseph R. Prochaska, Successor Trustee, dated March 5, 2010 and recorded on March 19, 2010 in Instrument No. 20100319-0020922, Register's Office, Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 113 Took Drive, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

File No. 100724

**GRANTOR** makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment. .

Witness my hand this 22nd day of September, 2010.

R. Ritchie W Brewer

Michael W Peters Sr.

Regions Bank

By:
Joe Terrill, Vice-President

STATE OF Mississippi

COUNTY OF Forrest

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Terrill with whom I am personally acquainted and who upon his oath acknowledged himself to be the Vice-President of Regions Bank the within named bargainor, and corporation, and that he as such Vice-President being authorized so to do, execute the foregoing instrument for the purposes therein contained by signing the name of the corporation, by the said Joe Terrill as such Vice-President.

Witness my hand and official seal this 22nd day of September, 2010.

Commission expires: August 17, 2014

Cliff Russum Notary Public

STATE OF MISSISSIPPI
CLIFF N. RUSSUM
ID No
82290
NOTARY PUBLIC
Comm Expires
August 17, 2014
FORREST COUNTY