THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **3817 Bedford Avenue** **Suite 140** **Nashville, Tennessee 37215** **CRT File No. 11040303** KATE ROSENTHAL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires September 9, 2014	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $540,000.00. Affiant Subscribed and sworn to before me, this 3rd day of May, 2011. Notary Public My Commission Expires: _____

SPECIAL WARRANTY DEED

Address New Owner: Trey Cushman 3900 Crestridge Dr Nashville, TN 37204	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 11814016100

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, Regions Bank ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to Trey Cushman, ("Grantees"), his successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Being Lot No. 1 on the map of Brookhaven Estates, as of record in Book 1835, Pages 49, 50 and 51, Register's Office, Davidson County, Tennessee, and more particularly described as follows:

Beginning at a point in the Easterly margin of Crestridge Drive at the corner of Lots 1 and 2; thence with the line between said lots, Southeasterly 254.85 feet to a point in the center line of Brown's Creek; thence with the center line of said creek as follows: North 0 degrees 30 minutes West 57.6 feet; North 57 degrees 25 minutes East 10[illegible]47 feet; North 2 degrees 37 minutes West 79.55 feet; North 35 degrees 15 minutes East 78.26 feet, North 32 degrees 44 minutes West 80.1 feet; North 18 degrees 05 minutes East 65.77 feet to the South margin of Caldwell Lane; thence with the margin of the same, Westerly 307.3 feet to the beginning of a curve; thence around said curve Southwesterly 39.27 feet to the Easterly margin of Crestridge Drive; thence with the margin of the same, Southerly and Southwesterly around a curve, 240.84 feet to the point of beginning.

Being the same property conveyed by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee to Regions Bank as recorded on the 16th day of June, 2010 in Instrument No. 20100616-0046602 and Special Warranty Deed from William Harvey Gray, individually, and as Executor of the Last Will and Testament of Margaret Claridge Gray, deceased to Robert P. Calvo as recorded on the 10th day of April, 2007 in Instrument No. 20070410-0042771, in the Register's Office of Davidson County, Tennessee.

This is improved property located at 3900 Crestridge Drive, Nashville, TN 37204.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all claiming by through or under Grantor, but not further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

BILL GARRETT, Davidson County
Trans:T20110026792 DEEDWARRSP
Recvd: 05/05/11 12:43 2 pgs
Fees:13.00 Taxes:1998.00

20110505-0034656

And the Grantor, does hereby covenant 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.

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.

IN WITNESS WHEREOF, Grantor has executed this instrument on this ~~3rd~~ 2nd day of May, 2011.

Regions Bank

By: Joe Terrill, Vice President

STATE OF Mississippi)
COUNTY OF Forrest)

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Joe Terrill, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained and who further acknowledged that he is the Vice President of Regions Bank, the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand, at office, this ~~3rd~~ 2nd day of May, 2011.

Notary Public Cliff Russum

My Commission Expires: August 17, 2014

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