SPECIAL WARRANTY DEED

STATE OF Tennessee

COUNTY OF Davidson

The actual consideration or value, whichever is greater, for this transfer is $49,000.00

Brenda Roberts
Affiant

Subscribed and sworn to before me, this the 17th day of May, 2011

Jenny York
Notary Public

My Commission Expires: 5/18/11

(Affix Seal)

JENNY YORK NOTARY PUBLIC STATE OF TENNESSEE MAURY COUNTY

THIS INSTRUMENT WAS PREPARED BY:

Mark Ellmore, Attorney 1909 Lebanon Pike, Nashville, TN 37210

ADDRESS NEW OWNER(S) AS FOLLOWS:	Send Tax Bills To:	Map-Parcel Numbers
Alan W. Rice (Name)	same (Name)	
932 Battlefield Drive (Address)	(Address)	133 15 0 066.00
Nashville, TN 37204-3037 (City) (State) (Zip)	(City) (State) (Zip)	

BILL GARRETT, Davidson County
Trans: T20110030787 DEEDWARRSP
Recvd: 05/24/11 10:29 2 pgs
Fees: 13.00 Taxes: 181.30
20110524-0039628

FOR AND 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

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

Alan W. Rice

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Located in Davidson County, Tennessee and being Lot Number 35 of Herbert Heights, Section 1 as shown on plat of record in Plat Book 3500, Page 28, Register's Office of Davidson County, Tennessee.

Being the same property conveyed to Regions Bank by Trustee's Deed of record in Instrument No.20101004-0079338, Register's Office of Davidson County, Tennessee.

This conveyance is subject to any and all restrictions, easements and building setback lines of record.

This is

unimproved ☐

improved ☒

property, known as 245 Welch Road (House Number, Street) Nashville, TN 37211 (P.O. Address, City/Town)

To have and to hold the above described property together with all and singular the rights of appurtenance thereto in any form belonging unto the said Grantees, their successors and assigns forever, and except as to the reservations from and exceptions set forth in this instrument, 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.

Without limited the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, of any kind or character concerning the condition or value of the property, or the improvements, materials, or workmanship of the improved property located thereon (if any), including, but limited to, any warrant of habitability, marchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this deed, accepts the property, "as is" and "where is" in its present conditions. There are absolutely no representations or warranties expressed or implied made by Grantor, and the Grantee's determination of value, worth and condition is based solely on his own judgement. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this 17th day of May, 2011.

Regions Bank

By: Joe Terrill
Vice President

STATE OF Mississippi
COUNTY OF Forrest

Before me, the undersigned, a Notary Public of said County and State, personally appeared Joe Terrill, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be Vice President of Regions Bank the within named bargainer, a corporation, and that he/she as such Vice President executed the forgoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as _____.

Witness my hand and official seal this 17TH day of May, 2011.

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