Prepared by:
Tennessee Title & Escrow Affiliates, LLC
1000 Corporate Center Drive, Suite 125
Franklin, TN 37067

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $230,500.00

Affiant

Subscribed and sworn to before me, this 21st day of September, 2011.

Notary Public
My commission expires: 6/9/2013

TREY CAIN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.

BILL GARRETT, Davidson County
Trans:T20110059520 DEEDWARRSP
Recvd: 09/26/11 10:58 2 pgs
Fees:13.00 Taxes:852.85
20110926-0074209

Address of New Owner:	Send Tax Bills to:	Tax Information
Paul Grome	Regions Mortgage	171-03-B-190.00CO
641 Old Hickory Boulevard Unit 409	2050 Parkway Office Circle	
Brentwood, TN 37027	Birmingham, AL 35244	

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regions Bank, an Alabama Banking Corporation,** hereinafter referred to as Grantor(s), have bargained and sold, and do hereby transfer and convey to **Paul Grome and wife, Nina Grome,** hereinafter called the Grantee(s), their heirs and assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows:

Land in Davidson County, Tennessee, being Unit No. 130 on the Plan of Phase One, Section Four, Townhomes of Fredericksburg, R20 Residential PUD, as of record in Book 9700, page 648, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Regions Bank by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee of record in Instrument 20110314-0020002, Register's Office for Davidson County, Tennessee, dated March 11, 2011.

This conveyance is made subject to the real estate taxes for the current year, which have been prorated and assumed by Grantee, and such liens, limitations, restrictions, and easements as may affect the premises.

This property is improved property known as 641 Old Hickory Boulevard Unit 409, Brentwood, TN 37027

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee except as above-noted, that, at the time of 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.

To have and to hold the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said Grantee(s), their heirs and assigns, forever.

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 the 20TH day of September, 2011.

Regions Bank

By: _____
Steven Purser, Vice President

STATE OF ~~TENNESSEE~~ MISSISSIPPI
COUNTY OF FORREST

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named **Steven Purser,** with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged that he is a Vice President of **Regions Bank** and who further acknowledged that he executed the within instrument for the purposes therein contained by signing his name as a Vice President of **Regions Bank.**

Witness my hand and official seal this the 20TH day of September, 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

FILE NO: 2011091838