This instrument prepared by:
Kelly Callaghan, an employee of
Foundation Title & Escrow, LLC
30 Burton Hills Blvd Suite 175
Nashville, TN 37215
(615) 665-8880

File No.: **GRN11-2950**

Record + Return

Foundation Title & Escrow, LLC
30 Burton Hills Blvd, Suite 175
Nashville, TN 37215

BILL GARRETT, Davidson County
Trans:T20110068094 DEEDWARRSP
Recvd: 10/31/11 13:36 3 pgs
Fees:18.00 Taxes:351.50
20111031-0084506

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **10/21/2011**, by and between **The Estate of Mary E. Copin, Regions Bank Executor**, parties of the first part, and **William Tom Lovett**, unmarried, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Antioch,** County of **Davidson**, State of **Tennessee**, to wit:

Land in Davidson County, Tennessee, being Lot No. 58 on the Plan of Percy Priest Meadows, Section II, as of record in Book 4860, page 15, in the Register's Office for Davidson County, Tennessee, to which plan description is made for a more complete and accurate legal description.

Being the same property conveyed to Mary E. Copin, unmarried, by Warranty Deed from Larry R. Caple and wife, Delores Caple, dated July 26, 1985 and filed of record on July 29, 1985 in Book 6616, page 354, Register's Office of Davidson County, Tennessee. Mary E. Copin having since died August 21, 2010

Parcel ID # **15002006300**
☐ Improved OR
x Unimproved property located at: **545 Moss Landing Drive, Antioch, TN 37213**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Witness our hands this **21st** day of **October, 2011**

The Estate of Mary E. Copin, Regions Bank
Executor,
By: Thomas Allen, Vice President

STATE OF TENNESEE
COUNTY OF DAVIDSON

Personally appeared before me the undersigned, a notary public in and for said county and state, the within named Thomas Allen Vice-President of Regions Bank, Executor for the Estate of Mary E. Copin, with whom I am personally acquainted, and who acknowledged the he executed the within instrument in the capacity and for the purposes therein contained

WITNESS my hand and official seal at Nashville, Tennessee this 21st day of October, 2011.

JANIS L ADAMS NOTARY STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

MY COMMISSION EXPIRES: 5-4-15

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$95,000.00** which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this **10/21/2011.**

Notary Public

My Commission Expires: 6/30/14.

Lisa M Sheppard
State of Tennessee
Notary Public
Rutherford County