WARRANTY DEED

JENNIFER R. PIERCE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION FOR THIS TRANSFER OR VALUE OF THE PROPERTY TRANSFERRED, WHICHEVER IS GREATER IS, **$179,900.00.**

Affiant

Subscribed and sworn to before me this 15th day of November, 2011.

Notary Public

My Commission expires: 1-6-14

(Affix Seal)

THIS INSTRUMENT PREPARED BY
Nashville Title Insurance Corporation, 2818 Bransford Avenue, Nashville, Tennessee 37204

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Randy T. Harrell	Regions Bank d/b/a Regions Mortgage	173-04-0-A-231.00 CO
5241 Ridgefalls Way	2050 Parkway Office Circle	
Antioch, TN 37013-4235	Birmingham, AL 35244	

Davidson County DEEDWARR
Recvd: 11/22/11 14:22 2 pgs
Fees:13.00 Taxes:665.63
20111122-0091525

WITNESSETH: That for and in consideration of TEN dollars, cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, **Regina Williams k/n/a Regina Taute a married person**, hereinafter called the GRANTOR, does hereby bargain, sell, convey and confirm unto **Randy T. Harrell**, married, their heirs and assigns, hereinafter called the GRANTEE, the following described real estate, situated and being located in Davidson County, Tennessee:

Being Lot No. 231 on the Plan of Oak Highlands, a Planned Unit Development, Phase Two of record in Instrument Number 19991213-0302267, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Regina Williams, an unmarried person by Warranty Deed from Kristopher S. Hooper and wife, Karen L. Hooper dated 8/4/05 of record in Instrument Number 20050805-0092775, Register's Office for Davidson County, Tennessee.

The property is subject to any and all existing easements and restrictions as shown of record including the following:

- Taxes and assessments for the year 2012 and subsequent years, plus any penalties and interest which may accrue for Map & Parcel 173-04-0-A-231.00 CO.
- Subject to all matters as shown on the Plan of record in Instrument Number 19991213-0302267, Register's Office Davidson County, Tennessee.
- Covenants, conditions, and restrictions as set forth in instrument recorded in Book 7350, page 24; Book 7367, page 587; Book 8765, page 77; and Instrument Numbers 20004028-0042354; 20020725-0099130; and 20020725-0089131 , Register's Office for Davidson County, Tennessee.
- HOA Charter of record in Book 7337, page 529; Book 8765, page 100; Book 20070807-0093758; and Instrument Number 20000502-0044049, Register's Office for Davidson County, Tennessee.
- Regina Taute's husband has never resided in or used this property as his residence.

This is improved property known as: **5241 Ridgefalls Way, Antioch, TN 37013-4235**

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the GRANTEE, his heirs, successors and assigns in fee simple forever. And the GRANTOR does hereby covenant with the GRANTEE that he is lawfully seized in fee of the aforedescribed real estate; that he has a good right to sell and convey the same; that the same is unencumbered, and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons.

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 our hands this November 10, 2011.

Regina Williams Taute

Regina Williams Taute

STATE OF Texas
COUNTY OF Dallas

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared **Regina Williams Taute** to me known to be the person described in and who executed the foregoing instrument, and acknowledged that she executed the same for the purposes therein contained.

WITNESS my hand and Official Seal at office this November 10, 2011

My commission expires 6-8-15

Celia Burkheimer
Notary Public

CELIA BURKHEIMER
NOTARY PUBLIC
STATE OF TEXAS
MY COMM. EXP 06-08-2015

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY