#17403
99181

Send Tax Notice to New owner:

Jeremy Backman
3574 Earheart Road
Mt. Juliet, TN 37122
MAP + parcel 083-09-0 045.00

Prepared By:
GUARANTY TITLE AND ESCROW COMPANY
721 President Place, #100
[illegible], TN 37167

Davidson County DEEDWARR
Recvd: 12/19/11 13:12 5 pgs
Fees:28.00 Taxes:647.50
20111219-0098738

STATE OF Tennessee)
:
Davidson COUNTY)

STATUTORY WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("Grantor"), for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to Grantor paid by Jeremy Backman ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem property taxes for the 2011 tax year and all subsequent years.

2. All rights of redemption.

3. All easements, restrictions, reservations, encumbrances and other matters appearing of record.

4. Zoning and building laws, rules, regulations and ordinances.

5. Matters that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

[Remainder of Page Intentionally Blank]

8th **IN WITNESS WHEREOF**, Grantor has caused this conveyance to be duly executed this 8th day of December, 2011.

J. Ashley Short
Witness signature

J. Ashley Short
Print witness name

Heather Carol Dykstra
Witness signature

Heather Carol Dykstra
Print witness name

REGIONS BANK, an Alabama banking corporation

By: Toni A. Lester
Name: Toni A. Lester
Its: Vice President

STATE OF ALABAMA)
:
COUNTY OF MADISON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Toni A. Lester, whose name as Vice President of Regions Bank, an Alabama banking corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and official seal of office this 8th day of Dec., 2011.

Leslie M Huggins
Notary Public

MY COMMISSION EXPIRES APRIL 12, 2015

[NOTARIAL SEAL] My commission expires

MY COMMISSION EXPIRES APRIL 12, 2015

This instrument prepared by/return to:
Regions Bank
3000 Main Ave
Hartsville, TN 37074

LESLIE M. HUGGINS NOTARY PUBLIC STATE AT LARGE TENNESSEE

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $ 175,000.00

Toni A. Lester
affiant

PHILIP ELLIS STATE OF TENNESSEE NOTARY PUBLIC RUTHERFORD COUNTY

Subscribed and Sworn to before me this 9th day of December, 2011.

Notary Public
Commission Expires: 10-18-2012

File No.: 17403

EXHIBIT A

Land in Davidson County, Tennessee, being the easterly 5 feet of Lot No. 14 and the westerly 45 feet of Lot No. 15 on the Plan of Bellview in East Nashville of record in Plat Book 332, Page 109, Register's Office for said County, to which reference is made for a more complete description.

Said parts of said Lots No. 14 and 15 front together 50 feet on the northerly side of Gartland Avenue and runs back between parallel lines 160 feet to an alley.

Being the same property conveyed to Regions Bank by deed of record in Instrument 20100427-0031682, Register's Office for Davidson County, Tennessee.

I, Philip Ellis, 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 Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 6/21/15.

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY