SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120012295 DEEDWARRSP
Recvd: 02/21/12 08:59 2 pgs
Fees:13.00 Taxes:1406.00
20120221-0014441

CONNIE TAYLOR
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF FEBRUARY, 2012.

Notary Public

MY COMMISSION EXPIRES: 9.21.2015

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Suzanne T. Lewter	New Owner	
(NAME)	(NAME)	
406 Charlesgate Court		117-9C-8CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37215		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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, TRUSTEE OF THE KATHRYN GAIL MILLSBAUGH LIVING TRUST ESTABLISHED 08/26/1996 , A FIFTY PERCENT (50%) UNDIVIDED INTEREST AND REGIONS BANK, TRUSTEE OF THE ANNA MARGARET MILLSPAUGH LIVING TRUST ESTABLISHED 08/26/199 A FIFTY PERCENT (50%) UNDIVIDED INTEREST**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **SUZANNE T. LEWTER,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No.8, Burlington, as shown by plat of record in Plat Book 5200, pages 403-406, of the Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Regions Bank, Trustee of the Kathryn Gail Millsbaugh Living Trust established 08/26/1996, a fifty percent (50%) undivided interest by deed from Kathryn Gail Millspaugh dated 6/19/2010 and filed of record in Instrument No. 20100714-0055237 and as corrected in Instrument No. 20100722-057599 and Regions Bank, Trustee of the Anna Margaret Millspaugh Living Trust established 08/26/1996 a fifty percent (50%) undivided interest by deed from Anna Margaret Millspaugh dated 6/19/2010 and filed of record in Instrument No. 20100714-0055238 and as corrected in Instrument No. 20100722-0057598, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

unimproved ☐

This is improved ☒ property, known as 406 Charlesgate Court, Nashville, TN 37215
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. 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 17th day of February, 2012.

Regions Bank, Trustee of the Kathryn Gail Millsbaugh Living Trust established 08/26/1996

By: _____
Doug Kirby, Senior Vice President

Regions Bank, Trustee of the Anna Margaret Millspaugh Living Trust established 08/26/1996

By: _____
Doug Kirby, Senior Vice President

STATE OF TENNESSEE

COUNTY OF DAVIDSON

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Doug Kirby, with whom I am personally acquainted and who, upon oath, acknowledged himself to be the Senior Vice President of Regions Bank, the within named bargainor, a banking corporation, and that he as such Senior Vice President of Regions Bank, executed the foregoing instrument for the purpose therein contained by personally signing the name of the corporation as Senior Vice President and who executed the foregoing instrument in behalf of Regions Bank, Trustee of the Kathryn Gail Millsbaugh Living Trust established 08/26/1996 and Regions Bank, Trustee of the Anna Margaret Millspaugh Living Trust established 08/26/1996.

Witness my hand and official seal at Nashville, Tennessee this 17th day of February, 2012.

Commission expires:



My Commission Expires MAR. 4, 2013

_____
Notary Public