(1)

BILL GARRETT, Davidson County
Trans:T20120012702 DEEDWARRSP
Recvd: 02/21/12 15:55 2 pgs
Fees:13.00 Taxes:1069.30
20120221-0015007

Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

This Instrument Prepared By:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, Tennessee 37027

ADDRESS NEW OWNERS:
Christopher & Tiffany Giese
301 Culpepper Court
Brentwood, TN 37027

SEND TAX BILLS TO:
NEW OWNER

MAP AND PARCEL:
171-03-0-A, 112.00CO

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $ 289,000.00

Affiant

Sworn to and subscribed before me this 14 day of February, 2012.

Notary Public
My Commission Expires: March 18, 2014

ASHLEY S. HEATH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN AND NO/100 ($10.00) DOLLARS, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which is hereby acknowledged, **REGIONS BANK**, an Alabama state banking corporation, hereinafter called the **GRANTOR**, has bargained and sold, and by these presents does hereby transfer and convey unto **CHRISTOPHER M. GIESE AND TIFFANY M. GIESE, HUSBAND AND WIFE**, hereinafter called the **GRANTEE**, its successors and assigns, a certain tract or parcel of land in DAVIDSON County, Tennessee, described as follows:

Land in DAVIDSON County, Tennessee, being Lot No. 284 on the Plan of First Revision, Section 5A, Fredricksburg, of record in Plat Book 7900, Page 509, as amended in Book 7900, Page 961, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Stephanie Ann Beall and husband, Brook Darrett Beall by Warranty Deed from Lewis Becoats and wife, Sandy Becoats, of record in Instrument No. 20070702-0078672, dated June 28, 2007. Said property was conveyed to Emmett James House or Bill R. McLaughlin, Trustee for Regions Bank d/b/a Regions Mortgage, of record in Instrument No. 20070702-0078673, dated June 28, 2007, who subsequently appointed J. Phillip Jones as Substitute Trustee, of record in Instrument No. 20090219-0014282. J. Phillip Jones as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time it was struck off and sold and conveyed by Substitute Trustee's Deed to Regions Bank, of record in Instrument No. 20110927-0074852, dated September 23, 2011, Register's Office for Davidson County, Tennessee.

This is improved property known as **301 Culpepper Court, Brentwood, TN 37027**

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
All taxes for the current year and subsequent years, not yet due and payable.

The Plan of record in Plat Book 7900, Page 961, Register's Office for DAVIDSON County, Tennessee.

Restrictive covenants contained in an instrument of record in Book 8920, Page 65 amended in Book 9500, Page 393, Book 9860, Page 840, Book 10224, Page 683, Book 10294, Page 850, Book 10453, Page 931, Book 10694, Page 541, Register's Office for DAVIDSON County, Tennessee.

Charter for HOA of record in Book 8920, Page 40, Register's Office for DAVIDSON County, Tennessee.

PUD Boundary of record in Plat Book 7900, Page 509, Register's Office for DAVIDSON County, Tennessee.

Sanitary Sewer Easement of record in Book 7358, Page 643, Book 7993, Page 269, Page 9698, Page 12 and Book 7851, Page 712, Register's Office for DAVIDSON County, Tennessee.

QCD for common areas to HOA of record in Book 11753, Page 208, Register's Office for DAVIDSON County, Tennessee.

Amenities Area of record in Book 9443, Page 538, Register's Office for DAVIDSON County, Tennessee.

Restrictions of record in Book 7798, Page 843, Register's Office for DAVIDSON County, Tennessee.

Dedication of Site Drainage Easement of record in Book 10012, Page 756, Register's Office for DAVIDSON County, Tennessee.

Water Main Easement of record in Book 9698, Pages 81, Register's Office for DAVIDSON County, Tennessee.

Easement to BellSouth of record in Book 10709, Page 143, Register's Office for DAVIDSON County, Tennessee.

By-Laws of record in Book 8920, Page 45, amended in Book 10694, Page 539, Register's Office for DAVIDSON County, Tennessee.

Subject to rights of others in and to common areas/elements.

Subject to lien for special assessment contained in DCCR's/Master Deed.

Subject to the flow of any stream across the subject property.

Any and all visible easements lying on or across the property.

Subject to HOA dues, if any.

TO HAVE AND TO HOLD said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to said **GRANTEE**, its successors and assigns, forever.

AND THE **GRANTOR** DOES HEREBY COVENANT with the **GRANTEE**, except as above-noted, that, at the time of the delivery of this Deed, the premises were free 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 **GRANTEE** has inspected and examined the property and is purchasing same based on no representation or warranties, expressed or implied, made by **GRANTOR**, but on its own judgment.

WITNESS my hand this 3rd day of February, 2012.

REGIONS BANK

By: Steven Purser
Its: Vice President

REGIONS BANK CORPORATION SEAL AN ALABAMA BANKING CORPORATION

STATE OF Mississippi
COUNTY OF Forrest

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Steven Purser, with whom I am personally acquainted (or who proved to me his identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Regions Bank, an Alabama state banking corporation, and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand and official seal, this 3rd day of February, 2012.

Janie K Creel
Notary Public

My Commission Expires: 1-8-16

STATE OF MISSISSIPPI JANIE K. CREEL ID# 101018 NOTARY PUBLIC Comm. Expires Jan. 08, 2016 JONES COUNTY