BILL GARRETT, Davidson County
Trans:T20120020955 DEEDWARRSP
Recvd: 03/22/12 15:23 2 pgs
Fees:13.00 Taxes:135.05
20120322-0024583

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
James Clary 170 E. Main Street, Ste. D128 Hendersonville, TN 37075	New Owner	Map and Parcel 07211025100

This instrument prepared by: Robert J. Notestine III, Attorney at Law, 109 Kenner Avenue, Suite 201, Nashville, TN 37205.

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten ($10.00) Dollars cash in hand paid, and other good and valuable considerations, the receipt and sufficiency of all of which are hereby acknowledged, Regions Bank (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto James Clary, a married person (The "Grantee"), Grantee's heirs and assigns, certain tracts or parcels of land in **Davidson County**, State of Tennessee, being more particularly described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 28, Plan of W. J. Myer's Subdivision, as shown on plat of record in Plat Book 332, page 66, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Regions Bank by Substitute Trustee's Deed from J. Phillip Jones Substitute Trustee, recorded on the 14th day of November, 2011 in Instrument Number 20111114-0088950, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to County taxes for the year 2012 and subsequent years, matters shown on the Plan of record and restrictive covenants of record.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater for this transfer is $36,500.00.

Affiant

Subscribed and sworn to before me this 22 day of March, 2012.

Notary Public

My Commission Expires

ROBERT JOHN NOTESTINE III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires MAY 6, 2013

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title, and interests thereto belonging to the said Grantee, Grantee's heirs and assigns, forever.

And Grantor does covenant with the said Grantee that Grantor is lawfully seized and possessed of said land; has a good right to convey it.

And Grantor does further covenant and bind itself, its representatives and assigns, to warrant and forever defend the title to the Property to the said Grantee, his heirs and assigns as against all persons claiming by, through, or under Grantor, but no further or otherwise.

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 from 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 are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

IN WITNESS WHEREOF, the Grantor has caused this Deed to be executed this 21 day of March, 2012.

Regions Bank

BY: _____
Steven Purser, Vice President

REGIONS BANK AN ALABAMA BANKING CORPORATION CORPORATE SEAL

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~DAVIDSON~~ Forrest

Before me, the undersigned, a Notary Public in and for said County and State aforesaid, personally appeared Steven Purser with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who, upon oath acknowledged him/herself to be the vice president, the within named bargainor, and that he/she as such vice president executed the foregoing instrument for the purpose therein contained by signing the name of the bank by the said Steven Purser as vice president.

WITNESS my hand and official seal at Nashville, Tennessee, this 21 day of March, 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