BILL GARRETT, Davidson County
Trans:T20120030845 DEEDWARRSP
Recvd: 04/27/12 10:59 2 pgs
Fees:13.00 Taxes:407.00
20120427-0036106

Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Ste 140
Hendersonville, TN 37075

STATE OF TENNESSEE
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $110,000.00

Affiant

Subscribed and sworn to before me, this 23rd day of April 2012.

Notary Public
My commission expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

05-1204-65550

Address of New Owner:	Send Tax Bills to:	Tax Information
Vicki Tyner	OWNER	034-01-0-054.00
204 Bluebird Drive	105 CHEYENNE DR	
Goodlettsville TN 37072	HENDERSONVILLE TN 37075	

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **Regions Bank**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Vicki Tyner**, hereinafter called the Grantees, their successors and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows: to-wit:

Land in Davidson County, Tennessee, being Lot No. 30, on the Plan of Echo Meadows, of record in Plat Book 2331, Page 64, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Regions Bank by deed from David M. Smythe, Substitute Trustee, dated March 15, 2011, recorded March 15, 2011 in Instrument No. 20110315-0020469, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 204 Bluebird Drive, Goodlettsville, TN 37072

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, AND THE GRANTOR, DOES HEREBY CONVEENANT 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 of character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have 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.

WITNESS my hand this 12th day of April , 2012.

Regions Bank

By: _____
___ Steven A. Purser, Vice President

CORPORATE ACKNOWLEDGMENT

STATE OF Mississippi
COUNTY OF Forrest

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Steven A. Purser, with whom I am personally acquainted, and who acknowledged they executed the within instrument for the purposes therein contained, and who further acknowledged that _he is the Vice President Regions Bank, the within named bargainor, and that _he is authorized by Regions Bank to execute this instrument on its behalf and in the capacity stated therein.

Witness my hand in Hattiesburg, Mississippi, this 12th day of April, 2012.

_____
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