THIS INSTRUMENT PREPARED BY:
Tennessee Title Services, LLC
6 Cadillac Drive
Suite 100
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120035693 DEEDWARRSP
Recvd: 05/15/12 13:03 2 pgs
Fees:13.00 Taxes:1850.00
20120515-0041952

OWNER(S) ADDRESS AS FOLLOWS:	SEND TAX BILLS TO:	MAP & PARCEL NUMBER:
Eric L. Grogan 4004 Crestridge Drive Nashville, TN 37204	NEW OWNER	132-02-0-033.00

SPECIAL WARRANTY DEED

For and in consideration of the sum of Ten ($10.00) Dollars, cash in hand paid by the hereinafter named Grantee, and other good and valuable consideration, the receipt of which is hereby acknowledged, we ***Regions Bank***, hereinafter called the Grantor, having bargained and sold, and by these presents do transfer and convey unto **Eric L. Grogan and Melanie M. Grogan**, hereinafter called the Grantee, his heirs and assigns, a certain parcel of land in Davidson County, Tennessee, described as follows, to wit:

LAND in Davidson County, Tennessee, being Lot No. 5 on the Plan of Brookhaven Estates, of record in Book 1835, Pages 49, 50 and 51, 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 Trustee's Deed from Sam J. McAllester, III, Substitute Trustee, dated 3/9/12 and recorded 3/9/12 in Instrument No. 20120309-0020686, in the Register's Office of Davidson County, Tennessee. The said Sam J. McAllester, III having been appointed Substitute Trustee by instrument dated 2/6/12 and recorded 2/8/12 in Instrument No. 20120208-0011466, said Register's Office. Being the same property previously conveyed to Robert Calvo, unmarried, by Warranty Deed from David E. Malloy, unmarried, dated 6/30/06 and recorded 7/26/06 in Instrument No. 20060726-0089815, in the Register's Office of Davidson County, Tennessee.

To have and to hold the same, together with all the hereditaments and appurtenances thereunto belonging or in any wise appertaining, to the Grantee, his heirs and assigns, forever.

The warranties passing to grantees hereunder are limited solely to those matters arising fromacts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

AND THE GRANTOR, DOES HEREBY CONVENANT 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 Grantees have inspected and examined the property and are purchasing same bases on norepresentation or warranties expressed or implied, made by Grantor, but on their own judgment.

This is improved property known as 4004 Crestridge Drive, Nashville, TN 37204

In witness whereof, the Grantor has hereunto sethis hand this 3RD day of May, 2012.

Regions Bank

BY: _____

TITLE: VICE PRESIDENT, STEVEN PURSER

STATE OF ~~TENNESSEE~~ MISSISSIPPI
COUNTY OF FORREST

Before me, the undersigned, a Notary Public of the State and County 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 himself to be the VICE-PRESIDENT of **Regions Bank**, the within named bargainor, a corporation, and that he/she executed the foregoing instrument for the purpose therein contained by signing the name of the corporation by the said STEVEN PURSER as Vice-President

Witness my hand and seal at office in HATTIESBURG, MISSISSIPPI, this 3RD day of MAY, 2012.

Janie K Creel
NOTARY PUBLIC

My Commission Expires:

~~[redacted]~~ 1-8-16

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

STATE OF Tennessee
COUNTY OF Williamson

The actual consideration for this transfer or value of property (whichever is greater) is $ 500,000.00.

Robin C Edwards
AFFIANT

Sworn to and subscribed before me this 4th day of May, 2012.

Tracey Perry
NOTARY PUBLIC

My Commission Expires: 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
MY COMMISSION EXPIRES
March 3, 2015