03

Realty Title

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215
File No. 03-1204-37655

BILL GARRETT, Davidson County
Trans:T20120038897 DEEDWARRSP
Recvd: 05/29/12 09:56 2 pgs
Fees:13.00 Taxes:323.75
20120529-0045947

STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is $ 87,500.00

Affiant

Subscribed and sworn to before me, this 24 day of May, 2012.

Notary Public
My commission expires: 02/11/13

DIANE K. MANN STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 02-11-2013

Address of New Owner:	Send Tax Bills to:	Tax Information
Hunter Collins 1903 Hutton Drive Nashville TN 37210	SunTrust Mortgage, Inc. 1001 Semmes Avenue, RVW-5093 Richmond, VA 23224	106-09-0 038.00

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, Successor Trustee of the Trust U/A/W M. Jayne Orr, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to Hunter Collins, 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. 110 on the Plan of Section One, Woodycrest, of record in Book 1835, Page 25, 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, Successor Trustee of The Trust Under Administration Will (u/a/w) of M. Jayne Orr, by Substitute Trustee's Deed from Samuel P. Helmbrecht, Successor Trustee, dated September 30, 2011, recorded October 3, 2011, in Instrument No. 20111003-0076638, 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 1903 Hutton Drive, Nashville, TN 37210

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 same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, 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 my hand this 24th day of May, 2012.

Regions Bank, Successor Trustee of the Trust U/A/W M. Jayne Orr,

By: Douglas Kirby
Its: Sr. Vice-President

STATE OF TENNESSEE
COUNTY OF Davidson

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Douglas Kirby, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sr. Vice President of Regions Bank, Successor Trustee of the Trust U/A/W M. Jayne Orr, the within named bargainor, and that he is authorized by Regions Bank, Successor Trustee of the Trust U/A/W M. Jayne Orr, to execute this instrument on its behalf.

Witness my hand in Nashville, TN, this 24th day of May, 2012.

Notary Public

My Commission expires

DIANE K. MANN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 02-11-2013