BILL GARRETT, Davidson County
Trans:T20120040260 DEEDWARRSP
Recvd: 06/01/12 10:39 2 pgs
Fees:13.00 Taxes:179.45
20120601-0047540

[ADDRESS NEW OWNER:	[SEND TAX BILLS TO:]	MAP-PARCEL NOS.]
Marc Mazzone 2929 Selenda Drive #112 Nashville, TN 37215	New Owner	Map and Parcel 119-14-0-0A-112.00CO

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 d/b/a Regions Mortgage (The "Grantor") has bargained and sold, and by these presents does transfer and convey unto Marc Mazzone, an unmarried 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:

Unit Number H-112 of Kingswood Condominium, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master deed of record in Book 5200, page 520, Register's Office for said County, and as set out in Exhibit "C" to the Master Deed and By Laws of record in Book 6058, page 320, to which source reference is hereby made for a more complete description of said property.

Being the same property conveyed to Regions Bank d/b/a Regions Mortgage by Quit Claim Deed from Federal National Mortgage Association of record in Instrument No. 201001005-0079560; Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee to Federal National Mortgage Association of record in Instrument 20100624-0049448, 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 $48,500.00.

Affiant

Subscribed and sworn to before me this 31st day of May 2012.

Notary Public

My Commission Expires 1-24-15

LACEY W. MCMILLEN
STATE OF TENNESSEE NOTARY PUBLIC
DICKSON COUNTY

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 30th day of May, 2012.

Regions Bank d/b/a Regions Mortgage

BY: _____
Steven Purser, Vice President

Mississippi
STATE OF ~~TENNESSEE~~}
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 30th day of May, 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