Prepared By & Return To:
Clarity Title, LLC
815 Loretta Drive
Goodlettsville, TN 37072
12-0396

QUENN N. CRUM
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

STATE OF TENNESSEE
COUNTY OF Sumner

Davidson County DEEDWARRSP
Recvd: 07/05/12 10:20 3 pgs
Fees:18.00 Taxes:328.93
20120705-0058908

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,900.00.

Emily Hutchins
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 29 DAY OF June, 2012.

Notary Public

Commission Expiration: 1/20/15

ADDRESS OF NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL:
Emily Hutchins	First Community Mortgage, Inc.	02607000500
104 Champney Court	P.O. Box 57046	
Goodlettsville, TN 37072	Irvine, CA 92619-7046	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE,

Regions Bank

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Emily Hutchins

HEREINAFTER CALLED THE GRANTEE, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Lot No. 50 on the Plan of Windsor Green, Phase I, Section II, of record in Book 6200, Page 349, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Linda A. Garner on 2/25/1993 by deed from Craig C. Garrett and wife, Jennifer L. Garrett filed for record on 3/4/1993 in Book 8880, page 670, said Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regions Bank from Shapiro and Kirsh, LLP Substitute Trustee by deed dated 3/27/12 filed for record on 4/12/12 in Instrument No. 20120412-0031312, in the Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the source of title shown above.

This is improved property known as: 104 Champney Court, Goodlettsville, Tennessee 37072.

The 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.

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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE, her heirs and assigns forever; and we do covenant with the said GRANTEE that we are lawfully seized 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. 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 22nd day of June, 2012.

Regions Bank

By: Shannon Stuart
Its: Vice President

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF Forrest

Personally appeared before me, a Notary Public in and for said County and State, personally appeared Shannon Stuart with whom I am personally acquainted, and who, upon oath, acknowledged himself/herself to be the Vice President of **Regions Bank,** the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself/herself as Vice President.

Witness my hand and official seal at office this 22nd day of June, 2012.

Notary Public Jeffery M Keyseear
My Commission Expires: 2/4/13

(SEAL)

STATE OF MISSISSIPPI
JEFFERY M. KEYSEEAR
ID# 92252
NOTARY PUBLIC
Comm. Expires
Feb. 4, 2013
FORREST COUNTY

Certificate of Authenticity

I, Julia A. Hirt, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Sumner

Personally appeared before me, Quenn N Crum, a notary public for this county and state, Julia A. Hirt who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

QUENN N. CRUM
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

My Commission Expires: 4/20/15.