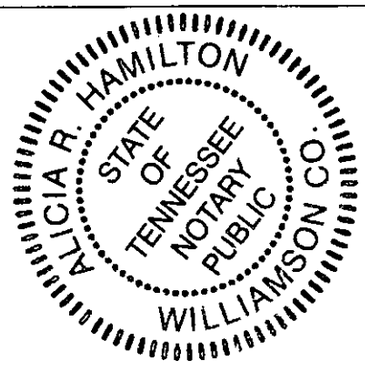
Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

(1)



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $133,900.00

Affiant

Subscribed and sworn to before me, this 12th day of July, 2012.

Notary Public

My commission expires: 9.23.13

BILL GARRETT, Davidson County
Trans:T20120054640 DEEDWARRSP
Recvd: 07/25/12 14:29 2 pgs
Fees:13.00 Taxes:495.43
20120725-0065432

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Janet P. Housden **John S. Housden**	**New Owner**	**MAP/PARCEL 142-08-0-A-001.00CO**
100 Holly Forest Unit P1		
Nashville, TN 37221		

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

Regions Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Janet P. Housden and John S. Housden, wife and husband

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS 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 Unit No. 1 of the Phase 1, Coronada Town Home, a horizontal property regime pursuant to the Tennessee Horizontal Property Act, as shown on the plan to the Master Deed of record in Book 4860, Page 26, Register's Office for Davidson County, Tennessee to which source reference is hereby made for a more complete description. Together with the said Apartment's appurtenant undivided interest in the general and limited common elements of the condominium.

Being the same property conveyed to Janice B. Batts by Warranty Deed from Beverly C. Ross, unmarried of record in Book 10666, Page 456, Dated October 31, 1997. Said property was conveyed to Guaranty Title Company Trustee for First American National Bank of record in Book 10920, Page 733 and re-recorded in Instrument No. 20011127-0129539, who subsequently appointed J. Phillip Jones, as Substitute Trustee, of record in Instrument No. 20111130-0092862 Dated November 10, 2011. J. Phillip Jones, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the said property was struck off and sold and conveyed by Substitute Trustee's Deed to Regions Bank, of record in Instrument No. 20120118-0004828 Dated January 6, 2012, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4860 Page 26, Register's Office for DAVIDSON County, Tennessee.
Sewer Easement of record in Book 4788, Page 761, Book 4816, Page 965, Book 4816, Page 968, Register's Office for DAVIDSON County, Tennessee.
Utility Easement of record in Book 7173, Page 324, Register's Office for DAVIDSON County, Tennessee.
Charter Home Owners Association of record in Book 4902, Page 938 and amended in Book 6132, Page 118 and Book 7694, Page 733 Register's Office for DAVIDSON County, Tennessee.
Bylaws of record in Book 4901, Page 702 Register's Office for DAVIDSON County, Tennessee.

Master Deed of record in Book 4901, Page 679 and amended in Book 5202, Page 329, Book 5306, Page 241, Book 5522, Page 675, Book 5869, Page 269, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
Subject to rights of others in and to common areas / elements
Subject to lien for special assessment contained in CDDR's / Master Deed
Subject to HOA dues- if any
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 is improved property known as 100 Holly Forest Unit P1, Nashville, TN 37221.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to **Grantee,** its successors and assigns, in fee simple forever

GRANTOR further covenants that **Grantor** is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warranty and forever defend the title to said real estate to **Grantee,** its successors and assigns, against the lawful claims of all persons claiming by, through or under **Grantor** but not further or otherwise.

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 based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Witness my/our hand(s) this 11th day of July, 2012.

Regions Bank

By: Steven Purser
Title: Vice President

REGIONS BANK CORPORATE SEAL HOLLYWOOD, ALABAMA BANKING CO.

STATE OF MS
COUNTY OF Forrest

Personally appeared before me, Jeffery M Keyseear, a Notary Public for the State and County aforesaid, Steven Purser, VP, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Regions Bank and is authorized by said banking corporation to execute this instrument on its behalf.

Witness my hand, at office, this 11th day of July, 2012.

Notary Public

My Commission Expires: 2/4/13

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

File #: 120572RX
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027