SPECIAL WARRANTY DEED

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August, 2012.

Notary Public

MY COMMISSION EXPIRES: 01/07/2013
(AFFIX SEAL)

G-FSBO-12-1603

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Good Neighbor Properties, LLC (NAME)	**Good Neighbor Properties, LLC** (NAME)	
701 Maplewood Lane (ADDRESS)	**701 Maplewood Lane** (ADDRESS)	**72-15-160.00**
Nashville, TN 37216 (CITY) (STATE) (ZIP)	**Nashville, TN 37216** (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **REGIONS BANK,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **GOOD NEIGHBOR PROPERTIES, LLC,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 34, PORTER ROAD SUBDIVISION OF LOT NOS 2 TO 7 INCLUSIVE ON SHINKLE'S SUBDIVISION, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 843, PAGE 38, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO REGIONS BANK BY TRUSTEE'S DEED FROM SAM J. MCALLESTER, III, SUBSTITUTE TRUSTEE, RECORDED ON THE 9TH DAY OF JULY, 2012 IN INSTRUMENT NO. 20120709-0060296, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2012 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 843, PAGE 38; EASEMENT OF RECORD IN BOOK 4113, PAGE 672 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

BILL GARRETT, Davidson County
Trans:T20120064024 DEEDWARRSP
Recvd: 08/27/12 14:54 2 pgs
Fees:13.00 Taxes:177.60
20120827-0077082

This is
( ) unimproved
(X) improved

property known as **1603 Branch Street Nashville, Tennessee 37216**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23rd day of August, 2012.

Regions Bank

BY: _____
Steven Pirser
Vice President

STATE OF ~~Tennessee~~ MS
COUNTY OF ~~Davidson~~ Forrest

On this the 23rd day of August, 2012, before me personally appeared Steven Pirser, to me known (or proved to me on the basis of satisfactory evidence) 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 executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of August, 2012.

_____
Notary Public

My Commission Expires: 2/4/13

(SEAL)

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

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212