BILL GARRETT, Davidson County
Trans:T20120072082 DEEDWARRSP
Recvd: 09/25/12 10:36 2 pgs
Fees:13.00 Taxes:721.50
20120925-0086968

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $195,000.00

Affiant

Subscribed and sworn to before me, this the 20th day of September, 2012.

Notary Public

My commission expires: 6-26-16

RYAN A. RAFOTH
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Windmill Title, LLC
7103 Bakers Bridge Ave., Ste 103
Brentwood, TN 37027
Phone: (615) 613-0483

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Vivian Shields	NEW OWNER	**104-10-0-C-025.00 CO**
4771 Bayou Blvd #335		
Pensacola, FL 32503		

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

Regions Bank, successor to AmSouth Bank, as Successor Trustee of the Judith B. Poindexter Charitable Remainder Trust and the Mary L. O'Kelly Charitable Remainder Trust, established under The John W. Poindexter Revocable Trust, dated June 22, 2007.

HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Vivian Shields, a married woman

HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain Condominium Apartment in the 7th Civil District of Davidson County, Tennessee, described as follows:

Being Unit No. 25 of Block "A" as shown on the Revised Plan of Elmington Condominium, a Horizontal Property Regime in Nashville, as of record in Plat Book 4300, Page 200, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to John W. Poindexter by Deed from Mrs. Edna M. Wade of record in Book 4751, page 236, Register's Office for Davidson County, Tennessee, dated September 27, 1973.

John W. Poindexter having since died. The herein described property was conveyed to the Trustee of the John W. Poindexter Revocable Trust by Last Will and Testament of John W. Poindexter, admitted to probate in the Davidson County Probate Court, Docket No. 11P463, then passed to the Trustee of the Judith

B. Poindexter Charitable Remainder Trust and the Trustee of the Mary L. O'Kelly Charitable Remainder Trust under the terms of the John W. Poindexter Revocable Trust, dated June 22, 2007. Before his death, John W. Poindexter designated AmSouth Bank as Successor Trustee of said Trusts by separate written instrument, also dated June 22, 2007.

This conveyance is subject to all covenants, conditions, restrictions, easements, agreements, planning documents and other matters of public record in said Register's Office, all applicable governmental and zoning regulations, and a lien for taxes for the current year, which have been prorated and assumed by Grantee.

This is improved (__X__) unimproved (____) property known as 370 Elmington Avenue, Nashville, TN 37205.

TO HAVE AND TO HOLD said real estate, with all appurtenances, and hereditaments thereto belonging or in any wise appertaining to the said GRANTEES, their heirs and assigns, forever. GRANTOR covenants that the property is free from all encumbrances made or suffered by GRANTOR but not otherwise and that GRANTOR has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said property, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever.

GRANTOR further covenants and binds itself, its successors and assigns, to warrant specially and forever defend the title to said real estate to said GRANTEES, their heirs and assigns, against the lawful claims of all persons, claiming by, through and under GRANTOR, but not further or otherwise.

WITNESS MY/OUR HANDS EFFECTIVE AS OF September 20, 2012:

by: _____ Sr VP

Regions Bank, successor to AmSouth Bank, as Successor Trustee of the Judith B. Poindexter Charitable Remainder Trust, established under The John W. Poindexter Revocable Trust, dated June 22, 2007.

STATE OF TENNESSEE	)	**INDIVIDUAL ACKNOWLEDGEMENT**
	)	
COUNTY OF DAVIDSON	)	

Personally appeared before me, a Notary Public of said County and State, **Regions Bank, successor to AmSouth Bank, as Successor Trustee of the Judith B. Poindexter Charitable Remainder Trust, established under The John W. Poindexter Revocable Trust, dated June 22, 2007**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the .

My Commission Expires: 7/6/2015 _____

Notary Public

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 6, 2015

by: _____ Sr VP

Regions Bank, successor to AmSouth Bank, as Successor Trustee of the Mary L. O'Kelly Charitable Remainder Trust, established under The John W. Poindexter Revocable Trust, dated June 22, 2007.

STATE OF TENNESSEE	)	**INDIVIDUAL ACKNOWLEDGEMENT**
	)	
COUNTY OF DAVIDSON	)	

Personally appeared before me, a Notary Public of said County and State, **Regions Bank, successor to AmSouth Bank, as Successor Trustee of the Mary L. O'Kelly Charitable Remainder Trust, established under The John W. Poindexter Revocable Trust, dated June 22, 2007**, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this the 20th day of September, 2012.

My Commission Expires: 7/6/2015 _____

Notary Public

JONATHAN R. BURNS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

My Commission Expires JULY 6, 2015