This instrument prepared by:
Grantor - Regions Bank
Wade Parker
1900 5th Ave N 9th flor
Birmingham AL 35203
File No.: **NCS-549335-03-HHLV**

Davidson County	DEEDWARRSP
Recvd: 12/14/12 13:53	4 pgs
Fees:23.00 Taxes:268.25	
20121214-0115455	

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this **August** 16, **2012**, by and between **Regions Bank**, party of the first part, and **MSDG Covington Residential, LLC**, party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of **Goodlettsville**, County of **Davidson**, State of **Tennessee**, to wit:

Legal Description attached hereto as Exhibit A and by this reference incorporated herein.

Being the same property conveyed to party of the first part, herein shown in:
Book --, Page No.: -- or Instrument No.: **20110209-0011505** in said Register's office.

This conveyance is made subject to:
1) Taxes which have been assumed by Grantee; 2) All restrictions of record; 3) All easements of records; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable governmental and zoning regulations.

Parcel ID # **02613003900**
Improved OR
Unimproved property located at: **814 Wren Road, Goodlettsville, Tennessee 37072**

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part on the day and year first above written.

Regions Bank

By _____
Wade Parker

State of Alabama

County of Jefferson

Before me, the undersigned, Notary Public of the State and County aforesaid, personally appeared **Wade Parker** with whom I personally acquainted (or to me on the basis of satisfactory evidence) and who, upon oath, acknowledged **himself** to be the **Senior Vice President** of **Regions Bank**, the within named bargainer, a corporation, and that **he** as such **Senior 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** as such **Senior Vice President** of **Regions Bank**.

Witness my hand and Notarial Seal at office this **August** 13 **, 2012.**

Bethany K. Bardleet
Notary Public

My Commission Expires: MY COMMISSION EXPIRES MARCH 29, 2016

****

Owner's Name: **MSDG Covington Residential, LLC**

and Address: **814 Wren Road**
Goodlettsville, TN 37072

Mail tax bills to, MSDG Covington Residential LLC
Attn: Kishore Peter
814 Wren Road
Goodlettsville TN 37072

STATE OF Tennessee
COUNTY OF Davidson

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $72,500.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Jennifer C. Cole
Affiant

Subscribed and sworn to before me this the 14th day of ~~October,~~ December 2012.

Mary J. Rucker
Notary Public

My commission expires:

MAR 0 8 2016

MAXINE J. RUCKER
NOTARY PUBLIC AT LARGE
DAVIDSON COUNTY, TENNESSEE

EXHIBIT 'A'

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 39 ON THE PLAN OF ECHO MEADOWS, AS OF RECORD IN BOOK 2331, PAGE 64, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID LOT 39 FRONT 96 FEET ON THE SOUTHERLY SIDE OF WREN ROAD AND RUNS BACK 187.9 FEET ON THE EASTERLY LINE AND 216.3 FEET ON THE WESTERLY LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 100.1 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO REGIONS BANK BY SUBSTITUTE TRUSTEE'S DEED OF RECORD IN INSTRUMENT NO. 201102090011505, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Certificate of Authenticity

I, Jennifer C. Cole 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.

Jennifer C Cole
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Maxine J Rucker
Notary's Signature

My Commission Expires: MAR 0 8 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN-SEE
Notary's Seal (If on paper)