THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Clear Blue Equity, LLC
205 31st Avenue N. #301
Nashville, TN 37203

Send Tax Bills To:
Clear Blue Equity, LLC
205 31st Avenue N. #301
Nashville, TN 37203

Map & Parcel Nos.:
1190102800

Davidson County DEEDWARRSP
Recvd: 12/18/12 14:41 3 pgs
Fees:18.00 Taxes:166.50
20121218-0116559

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Regions Bank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Clear Blue Equity, LLC** (herein referred to as "Grantee"), it's successors and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot Number 1 on the Plat of Subdivision of the East Part of Mrs. Gray's Property made September 24, 2929 by W. B. Southgate, Surveyor, not of record.

Said Lot Number 1 fronts 50 feet on the Southerly side of Rose Avenue and runs back between parallel lines 166 feet to a dead line, said Lot Number 1 running back with the Westerly Margin of Wickson Avenue, said Lot is part of Lot 35 on the Map of Cumberland Nurseries Subdivision, as of record in Book 161, page 112, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regions Bank by Substitute Trustee's Deed dated August 22, 2012 of record in Instrument Number 20120830-0078414, Register's Office for Davidson County, Tennessee.

Also having been the same property conveyed to James Lee Wilson and Bonnie Leah Wilson with rights of survivorship by Quitclaim Deed from Grace Wilson Carey of record in Book 8321, page 760, said Register's Office. Bonnie Leah Wilson having since died in July, 1992, leaving James Lee Wilson as the surviving tenant.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, it's successors and in fee simple, forever.

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.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the **14th** day of **December, 2012.**

GRANTOR:

Regions Bank

By Steven Purser V.P.

STATE OF MS)

COUNTY OF Forrest)

Personally appeared before me, Jeffery M Keyseer, a Notary Public in and for said state and county, Steven Purser, VP, with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged that he/she is the VP of **Regions Bank**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this **14th** day of **December, 2012.**

NOTARY PUBLIC

My Commission Expires: 2/4/13

STATE OF MISSISSIPPI JEFFERY M. KEYSEER ID# 92258 NOTARY PUBLIC Comm. Expires Feb. 4, 2013 FORREST COUNTY

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is **$45,000.00.**

AFFIANT

Subscribed and sworn to before me, this 14th day of December, 2012

NOTARY PUBLIC

My Commission Expires: 1-9-14

JENNIFER R. PIERCE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

I, Andy Maloney, 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 TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE