BILL GARRETT, Davidson County
Trans:T20120097110 DEEDWARRSP
Recvd: 12/19/12 14:15 2 pgs
Fees:13.00 Taxes:1748.25
20121219-0117066

This Instrument Prepared by:
CBC TITLE & ESCROW
813 S. Broadway * Phone 615/323-1070**
Portland, Tennessee 37148

NEW PROPERTY OWNER AND PROPERTY ADDRESS:
LEE G. FOWLER AND WIFE,
CAROL M. FOWLER
4112 Brandywine Pointe Blvd.
Old Hickory, TN 37138

MAIL TAX BILLS AND DEED TO:

SAME

TAX ID#: Map/Parcel Number: 064-03-0-B-024.00

SPECIAL WARRANTY DEED

KNOW ALL MEN BY THESE PRESENTS THAT, REGIONS BANK, herein referred to as Grantor for and in consideration of the sum of TEN ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, has bargained and sold and by these presents does hereby bargain, sell, transfer and convey unto **LEE G. FOWLER AND WIFE, CAROL M. FOWLER** hereinafter referred to as Grantees, the receipt of which is hereby acknowledged by the said Grantees, their heirs, successors, and assigns forever, the following described lot or parcel of land situated in Davidson County, Tennessee with same being more particularly described as follows, to-wit:

> Land in Davidson County, Tennessee, being Lot Not 237 on the Plan of Phase One, Section 2, Revised Plat of Brandywine Points, of record in Plat Book 7900, page 170, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.
>
> BEING the same property conveyed to **REGIONS BANK** by Deed **TRUSTEE'S DEED** from **DAVID M. ANTHONY, SUBSTITUTE TRUSTEE,** recorded **MAY 5, 2012 in INSTRUMENT #20120507-0039474,** Register's Office for Davidson County, Tennessee.

TOGETHER with all and singular, the rights, members, hereditaments and appurtenances to the said premises belonging or in anywise incident or appertaining.

TO HAVE AND TO HOLD the said real property above described, together with the privileges and appurtenances and hereditaments thereunto belonging or in any wise appertaining unto Grantees, their heirs and assigns, in fee simple forever, to whom the said Grantor warrants the title to the aforesaid real property against the lawful claims of all persons claiming by, through or under it, but not further or otherwise.

AND THE GRANTOR does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered except for restrictions and easements of record including subdivision restrictions, building lines and easements of record in Plat Book 7900, Page 172; and the 2012 Davidson County real estate taxes which the Grantor hereby agrees to pay.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantees, 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 warranty 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 our Hand and Seal this 12TH day of December, in the year of our Lord Two Thousand Twelve.

REGIONS BANK

BY: _____
STEVEN PURSER

TITLE: VICE PRESIDENT

STATE OF ~~ALABAMA~~ MISSISSIPPI

COUNTY OF FORREST

On this the 12TH day of December, 2012, before me, a Notary Public, in and for said State and County, duly commissioned and qualified, personally appeared **STEVEN PURSER,** to me known to be the person described in and who executed the foregoing instrument and acknowledged himself to be the **VICE PRESIDENT,** of **REGIONS BANK** the within named bargainor, an Alabama Banking Corporation, and that he as such **VICE PRESIDENT**, of **REGIONS BANK,** being authorized so to do, executed same for the purpose therein contained, by signing the name of the Alabama Banking Corporation by himself as such **VICE PRESIDENT**.

WITNESS my hand and Notarial Seal at office the day and year above written.

STATE OF MISSISSIPPI
CLIFF N. RUSSUM
ID No 082290
NOTARY PUBLIC
Comm Expires August 17, 2014
FORREST COUNTY

_____
Notary Public

My Commission Expires:
AUGUST 17, 2014

AFFIDAVIT OF VALUE

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 **$472,500.00,** which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
AFFIANT

SWORN TO AND SUBSCRIBED before me, this the 13 day of December, 2012.

JESSICA J. HUNTER
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SUMNER

_____
Notary Public

My Commission Expires:
6/13/2013

File #125303