BILL GARRETT, Davidson County
Trans:T20120099634 DEEDWARRSP
Recvd: 12/28/12 14:06 2 pgs
Fees:13.00 Taxes:5263.25

20121228-0120178

Return To:
McCann, Hubbard & Solomon
1804 Williamson Ct., Ste 201
Brentwood, TN 37027
615-377-3319

(1)

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON CO.
(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $1,422,500.00

Affiant

Subscribed and sworn to before me, this 21st day of December, 2012.

Notary Public

My commission expires: 9-23-13

THIS INSTRUMENT PREPARED BY
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Richmond Dougall **Leanne Dougall**	**New Owner**	**Map\Parcel: 130-12-0-A-050.00CO**
2 Buckland Abbey		
Nashville, TN 37215		

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGE, WE,

Regions Bank

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Richmond Dougall and wife, Leanne Dougall

HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in DAVIDSON County, Tennessee, being Lot Number 50 on the Plan of Northumberland, of record in Book 6250, Pages 128 and 129, Register's Office for Davidson County, Tennessee, and as amended by Surveyor's Certificate of Correction, of record in Book 6386, Page 194, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description of said property.

Being the same property conveyed to Barry Zeitlin and wife, Linda P. Zeitlin by Warranty Deed from Northumberland Development Corporation, of record in Book 7128, Page 703, dated February 1,1987. Said property was conveyed to Emmett James House or Bill R. McLaughlin, Trustee for Regions Bank, of record in Instrument No. 20070629-0077947, dated June 20, 2007, who subsequently appointed Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20110228-0015882. Shapiro & Kirsch, LLP, as Substitute Trustee, offered said property for sale at public outcry to the highest bidder for cash, at which time the property was struck off and sold and conveyed by Substitute Trustee's Deed to Regions Bank, of record in Instrument No. 20110721-0055935, dated July 12, 2011, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 6250, Pages 128 and 129, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6377, Page 18, amended in Book 6545, Page 799, Book 8990, Page 50, Book 11298, Page 935 and Instrument No. 20010629-0068967, Register's Office for DAVIDSON County, Tennessee.
Easement for wall encroachment of record in Book 8757, Page 399 and amended in Instrument No. 20020502-0054306, Register's Office for DAVIDSON County, Tennessee.
Sanitary Sewer Easement of record in Book 6434, Page 786, Book 6548, Page 98, Book 6581, Page 77, Book 6581, Page 80 and Book 6923, Page 89, Register's Office for DAVIDSON County, Tennessee.

Water Main Easement of record in Book 6434, Page 786 and Book 6923, Page 133, Register's Office for DAVIDSON County, Tennessee.
Easement for Boundary Fence of record in Book 7128, Page 703, Register's Office for DAVIDSON County, Tennessee.
Charter for HOA of record in Book 6493, Page 884, Book 7545, Page 405 and Book 7841, Page 73, Register's Office for DAVIDSON County, Tennessee.
Easement to Electrical Power Board of Nashville of record in Book 2296, Page 303, Register's Office for DAVIDSON County, Tennessee.
Easement to Nashville Surburban Utility District of record in Book 1181, Page 486, Register's Office for DAVIDSON County, Tennessee.
Water Line Easement of record in Book 1108, Page 379, Register's Office for DAVIDSON County, Tennessee.
By-Laws of record in Book 6377, Page 33, amended in Book 6545, Page 799, Book 8990, Page 50, Book 11298, Page 935 and Instrument No. 20010629-0068967, Register's Office for DAVIDSON County, Tennessee.
Subject to rights of others in and to common areas / elements.
Subject to lien for special assessment contained in DCCR's / Master Deed.
Subject to HOA dues, if any.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 2 Buckland Abbey, Nashville, TN 37215.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and hereditaments thereunto belonging or in any wise appertaining to **Grantee**, its successors and assigns, in fee simple forever.

Grantor further covenants that **Grantor** is seized and possessed of the said real estate and has the right to convey it and binds itself and its successors to warrant and forever defend the title to said real estate to **Grantees**, its successors and assigns, against the lawful claims of all persons claiming by, through, or under **Grantor** but not further or otherwise.

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 21st day of December, 2012.

Regions Bank

By: _____ Vice President

STATE OF MS
COUNTY OF Forrest

Personally appeared before me, Jeffery M Keysear, a Notary Public for the State and County aforesaid, Steven Porter, VP, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the V.P. of Regions Bank and is authorized by said banking corporation to execute this instrument on its behalf.

Witness my hand, at office this 21st day of December, 2012.

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

Notary Public

My Commission Expires:

File #: **121114CD**
RECORD & RETURN TO:
McCann, Hubbard & Solomon
1804 Williamson Court, Suite 201
Brentwood, TN 37027