Box 29

BILL GARRETT, Davidson County
Trans:T20130014316 DEEDWARRSP
Recvd: 02/20/13 15:24 4 pgs
Fees:23.00 Taxes:332.63
20130220-0017111

Send Tax Notice to:
New owner
Shams Properties, LLC
5932 Mt. View Road
Antioch, TN 37013

Map - Parcel No. 118-11-0-131.00

STATE OF TENNESSEE)
:
ANDERSON COUNTY)

SPECIAL WARRANTY DEED

KNOW ALL PERSONS BY THESE PRESENTS, that **REGIONS BANK**, an Alabama banking corporation ("Grantor"), for and in consideration of Ten and No/100 Dollars ($10.00) and other good and valuable consideration, to Grantor paid by SHAMS PROPERTIES, LLC ("Grantee"), the receipt and sufficiency of which are hereby acknowledged, does hereby grant, bargain, sell and convey to Grantee the following described real property:

See Exhibit A attached hereto and incorporated herein by this reference (the "Property").

Together with all the rights, tenements, hereditaments and appurtenances thereto belonging or in any way appertaining.

This conveyance is subject to:

1. Ad valorem property taxes for the 2013tax year and all subsequent years.
2. All rights of redemption.
3. All easements, restrictions, reservations, encumbrances and other matters appearing of record.
4. Zoning and building laws, rules, regulations and ordinances.
5. Matters that would be disclosed by an accurate survey of the Property.

TO HAVE AND TO HOLD unto Grantee and its successors and assigns in fee simple forever.

THE SALE AND CONVEYANCE OF THE PROPERTY IS "AS-IS," "WHERE-IS" "WITH ALL FAULTS" AND WITHOUT REPRESENTATION OR WARRANTY OF ANY KIND, EXPRESS, IMPLIED, STATUTORY OR OTHERWISE, ANY WARRANTY OF MERCHANTABILITY OR FITNESS FOR A PARTICULAR PURPOSE BEING EXPRESSLY DISCLAIMED. GRANTOR DOES NOT MAKE ANY REPRESENTATIONS OR WARRANTIES WITH RESPECT TO COMPLIANCE WITH LAWS, RULES, REGULATIONS, AGREEMENTS OR SPECIFICATIONS, NOR WITH RESPECT TO CONDITION, QUALITY, CAPACITY, DESIGN, OPERATION, ABSENCE OR ANY LATENT DEFECTS OR ANY OTHER WARRANTY OR REPRESENTATION WHATSOEVER WITH RESPECT TO THE PROPERTY, ALL OF WHICH ARE EXPRESSLY HEREBY WAIVED BY GRANTEE.

[Remainder of Page Intentionally Blank]

IN WITNESS WHEREOF, Grantor has caused this conveyance to be duly executed this 15 day of February, 2012.

Witness signature

Kelly Montross
Print witness name

REGIONS BANK, an Alabama banking corporation

By: Donna K. Warrington
Name: Donna K. Warrington
Its: Vice President

STATE OF TENNESSEE)

COUNTY OF ANDERSON)

I, the undersigned, a Notary Public, in and for said County in said State, hereby certify that Donna K. Warrington whose name as Vice President of Regions Bank, an Alabama banking corporation, is signed to the foregoing conveyance and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he, as such officer and with full authority, executed the same voluntarily for and as the act of said banking corporation.

Given under my hand and official seal of office this 15th day of February, 2013.

Sydney Lynch
Notary Public

[NOTARIAL SEAL]

My commission expires 10-21-2015

This instrument prepared by/return to:

J. Blake Freeman, Attorney at Law
323 Emery Drive
Nashville, TN 37214-3113

SYDNEY LYNCH
STATE OF TENNESSEE NOTARY PUBLIC
ANDERSON COUNTY

My Commission Expires October 21, 2015

EXHIBIT "A" **File#: 18660**

Legal Description

BEING Lot Number 11, Block J, on the Map of Berry Hill Gardens of record in Book 1130, page 36, Register's Office for Davidson County, Tennessee.

Said Lot Number 11 fronts 79.4 feet on the southerly side of Heather Place and runs back between parallel lines, 123.6 feet to a dead line.

BEING the same property conveyed to Regions Bank by Substitute Trustee's Deed from David O. Huff, Substitute Trustee, dated December 19, 2012, and filed in Instrument No. 20121221-0117921, said Register's Office.

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is $89,900.00.

Affiant

Subscribed and sworn to before me this 15th day of February, 2013.

Notary Public

OLLIE MAI PARSLEY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires Nov. 5, 2014