SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130035618 DEEDWARRSP
Recvd: 04/30/13 14:42 2 pgs
Fees:13.00 Taxes:351.50
20130430-0043131

G-VRES-13-4857

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 30th DAY OF April, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Robert P. Brill (NAME)	**Robert P. Brill** (NAME)	**133-16-15.00**
119 Heights Drive (ADDRESS)	119 Heights Drive (ADDRESS)	
Oxford, MS 38655 (CITY) (STATE) (ZIP)	Oxford, MS 38655 (CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **REGIONS BANK,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **Robert P. Brill and wife, Carol Brill,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 34, PLAN OF HIGHVIEW ACRES, as shown on plat of record in Plat Book 2331, Page 52, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Regions Bank by Trustee's Deed from C. Tucker Herndon, Substitute Trustee, recorded on the 14th day of August, 2012 in Instrument No. 20120814-0072556, in the Register's Office of Davidson County, Tennessee.

This conveyance is subject to any all existing restrictions and easements as shown of record in Plat Book 2331, Page 52, Register's Office for Davidson County, Tennessee.

This is
( ) unimproved
(X) improved

property known as **4857 Aster Drive, Nashville, TN 37211**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 23rd day of April 2013.

Regions Bank

By:_____
Steven Purser, Vice President

STATE OF Mississippi
COUNTY OF Forrest

On this the 23rd day of April 2013, before me personally appeared Steven Purser, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Regions Bank, the within named bargainer, a corporation, and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 23rd day of April 2013.

_____
Notary Public

My Commission Expires:
1/8/16

(SEAL)

STATE OF MISSISSIPPI
JANIE K. CREEL
ID# 101018
NOTARY PUBLIC
Comm. Expires
Jan. 08, 2016
JONES COUNTY

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212