RETURN TO

Greenvue Title & Escrow, LLC
2207 Crestmoor Road, Suite 101
Nashville, Tennessee 37215
File No.2013062

BILL GARRETT, Davidson County
Trans:T20130036484 DEEDWARR
Recvd: 05/02/13 11:29 2 pgs
Fees:13.00 Taxes:666.00

20130502-0044270

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $180,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF APRIL, 2013

Notary Public

MY COMMISSION EXPIRES: 12-21-14
(AFFIX SEAL)

JENNY AVERHOFF RUTHERFORD NOTARY PUBLIC STATE OF TENNESSEE COUNTY

THIS INSTRUMENT WAS PREPARED BY
Greenvue Title & Escrow, LLC
2207 Crestmoor Rd., Ste 101
Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeremy D.G. Ruff	Franklin American Mortgage Company	083-15-0-132
(NAME)	(NAME)	
2714 Hody Dr.	501 Corporate Centre Drive Ste. 400	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regions Bank,** hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto, **Jeremy D.G. Ruff and Cameron G. Chinatti, all as joint tenants,** hereinafter called the grantee(s), HIS 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 151, as shown on the map entitled Fortland Park, Section 2, of record as Plat Book 2900, Page 40, 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 William Terry McElroy et ux Patricia Gail McElroy by deed from William Charles Anderson et ux Bertha J. Anderson of record in Book 5351, Page 765, dated October 13, 1978, Register's Office for Davidson County, Tennessee.
Being further conveyed to Regions Bank by deed from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20121226-0118487, dated December 7, 2012, Register's Office for Davidson County, Tennessee.

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.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 2714 Hody Dr, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my/our hands this 23rd day of April, 2013.

Regions Bank

By: Steven Purser
Its: Vice President

State of Mississippi

County of Forrest

Before me, the undersigned authority, a Notary Public in and for said County and State, personally appeared Steven Purser, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence,) and who, upon oath, acknowledged himself to be a Vice President of Regions Bank, the within named bargainor, and that he as such Vice President, being authorized to do so, executed the within instrument for the purposes therein contained, by personally signing the name of Regions Bank, as Vice President.

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

My commission expires:
1/8/16

Notary Public



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