Special **WARRANTY DEED**

STATE OF TN
COUNTY OF Rutherford

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $151,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 12TH DAY OF APRIL, 2013.

Notary Public

MY COMMISSION EXPIRES: 5/17/2014 (AFFIX SEAL)

DANNY L. SMITH NOTARY PUBLIC STATE OF TENNESSEE RUTHERFORD COUNTY

BILL GARRETT, Davidson County
Trans:T20130042360 DEEDWARRSP
Recvd: 05/21/13 13:34 2 pgs
Fees:13.00 Taxes:561.66
20130521-0051257

THIS INSTRUMENT WAS PREPARED BY
Legacy Title and Escrow, LLC
1800 S. Rutherford Blvd., Suite 104
Murfreesboro, TN 37130
from information provided by the parties.

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Austin Monroe Jabali	Acopia, LLC	173040A32800CO
(NAME)	(NAME)	
900 Cabernet Trail	306 Northcreek Blvd.	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Goodletsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND 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 ACKNOWLEDGED, **Regions Bank, successor by merger to Union Planters Bank,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Austin Jabali, an unmarried man,** 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:

Lot Number 299 on the Plan of Section Four, Oak Highlands, a Planned Unit Development, as shown on plat of record in Instrument No. 20040128-0010661, in the Register's Office of Davidson, Tennessee, to which plat reference is hereby made for a more particular description of said lot.

This being the same property conveyed to Regions Bank, successor by merger to Union Planters Bank by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, dated November 27, 2012 , filed of record on December 7, 2012, in Instrument No. 20121207-0112820, in the aforesaid Register's Office.

This conveyance is made subject to subdivision restrictions, building lines and easements of record in Instrument No. 20040128-0010661, and covenants of record Instrument No. 20020725-0089131; Instrument No. 20020725-0089130; Book 8765, Page 77 and Book 7367, Page 587, in the aforesaid Register's Office; and the 2013 County Taxes.,

unimproved ☐

This is improved ☒ property, known as 900 Cabernet Trail, Antioch, TN 37013
(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 GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES 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 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 hand this 10th day of April, 2013.

Regions Bank, successor by merger to Union Planters Bank

By: _____
Joe Terrill, Vice President

STATE OF Mississippi

COUNTY OF Forrest

Before me, Janie K Creel, a Notary Public of said State and County, personally appeared Joe Terrill with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Regions Bank, successor by merger to Union Planters Bank, the within named bargainor, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes contained therein, by signing the name of the Vice President by himself.

Witness my hand and official seal at Hattiesburg, MS this 10th day of April, 2013.

Commission expires: 1-8-16

Janie K Creel
Notary Public

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