Special Warranty Deed

BILL GARRETT, Davidson County
Trans:T20130043403 DEEDWARRSP
Recvd: 05/23/13 14:29 2 pgs
Fees:13.00 Taxes:1454.10
20130523-0052415

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is $393,000.00.

Affiant

Subscribed and sworn to before me, this the 20th day of May, 2013.

Notary Public

My commission expires: 01-26-2016

JANET L. ADAMS STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
WAGON WHEEL TITLE
202 SOUTH 11TH STREET
NASHVILLE, TN 37206
615.650.5100

Address of New Owner(s) as follows:	Send Tax Bills To:	Map/Parcel Numbers:
Lawrence G. Schull, Jr. Sudhir Bagga	First Community Mortgage 275 Robert Rose Dr. Murfreesboro, TN 37129.	
1611 Shelby Ave.		083-14-0-308.00
Nashville, TN 37206		

FOR AND IN CONSIDERATION OF THE SUM OF ONE DOLLAR ($1.00), CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE(S), AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, I/WE, **REGIONS BANK, TRUSTEE OF THE MILDRED ALLRED TRUST U/T/D NOVEMBER 9, 2011**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **LAWRENCE G. SCHULL, JR., UNMARRIED, AND SUDHIR BAGGA, UNMARRIED, AS JOINT TENANTS**, HEREINAFTER CALLED THE GRANTEE(S), HIS/HER/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 No. 110 on the Plan of Edgefield Land Company's First Subdivision of record in Plat Book 57, Page 130, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Mildred Allred and Regions Bank, Trustees of the Mildred Allred Trust U/T/D November 9, 2011 by Deed from Chad Freedman, married and Craig Harris, married of record at Instrument No. 20111208-0095832, Register's Office for Davidson County, Tennessee, dated December 6, 2011 and recorded on December 8, 2011.

This conveyance is subject to all restrictions, easements and planning documents of record, and current year's taxes and subsequent years, a lien not yet due and payable.

This is improved property known as 1611 Shelby Ave., Nashville, TN 37206.

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), his/her/their heirs and assigns forever; and I/we do covenant with the said GRANTEE(S) that I/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 I/we do further covenant and bind myself/ourselves, my/our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), his/her/their heirs and assigns, against the lawful claims of any person(s) claiming by, through, or under Grantor(s), but no others.

Wherever used, the singular number shall include the plural, the singular, and the use of any gender shall be applicable to all genders.

WITNESS MY/OUR HANDS EFFECTIVE AS OF THE 20th day of May, 2013.

Mildred Allred Trust U/T/D November 9, 2011

Regions Bank, as Trustee

By: Thomas A. Allen
Name: Thomas A. Allen
Title: Vice President/Trust Officer, acting as Trustee

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, the undersigned, a Notary Public in and for the County and State, the within named Thomas A. Allen, Vice President/Trust Office of Regions Bank, a Corporation, as Trustee of the Mildred Allred Trust U/T/D November 9, 2011, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged that he/she executed the foregoing instrument for the purposes therein contained, and who further acknowledged that he/she is the Trustee, in his capacity as Vice President/Trust Officer of Regions Bank, of the Mildred Allred Trust U/T/D November 9, 2011, and is authorized by the trust document to execute this instrument on its behalf.

Witness my hand and seal this 20th day of May, 2013.

J. Brandon Miller
Notary Public

My Commission Expires: 9-9-2014

J. BRANDON MILLER
STATE OF TENNESSEE NOTARY PUBLIC
EXP. SEPT. 9, 2014
DAVIDSON COUNTY