SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130045305 DEEDWARRSP
Recvd: 05/31/13 09:31 2 pgs
Fees:13.00 Taxes:425.13

20130531-0054818

B-VRES-13-815

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $114,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF May, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/18/2016
(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)
Thomas E. Smith (NAME)	**New owner** (NAME)	
815 Lemont Drive (ADDRESS)	(ADDRESS)	**051-14-0-034.00**
Nashville, TN 37216 (CITY) (STATE) (ZIP)	(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 **THOMAS E. SMITH, UNMARRIED,** 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 NO. 50 ON THE PLAN OF SECTION FIVE, GRA-MAR ACRES OF RECORD IN PLAT BOOK 2330, PAGE 19, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

SAID LOT 50 FRONTS 145 FEET ON THE NORTHERLY SIDE OF LEMONT DRIVE AND RUNS BACK 276.3 FEET ON THE EAST LINE AND 276.7 FEET ON THE WEST LINE TO A DEAD LINE MEASURING 145 FEET THEREON.

BEING THE SAME PROPERTY CONVEYED TO REGIONS BANK BY TRUSTEE'S DEED FROM SAM J. MCALLESTER, III, SUBSTITUTE TRUSTEE OF RECORD AT INSTRUMENT NO. 20130130-0009788, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED JANUARY 30, 2013 AND RECORDED ON JANUARY 30, 2013.

This is
( ) unimproved
(X) improved

property known as **815 Lemont Drive Nashville, Tennessee 37216**
(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 28 day of May, 2013.

Regions Bank

By: _____
Steven Purser
Its: Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF Mississippi)

COUNTY OF Forrest)

On this the 28 day of May, 2013, before me personally appeared Steven Purser, VP, 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 bargainor, 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 28 day of May, 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