This instrument prepared by:



215 2ND Ave North, Suite 200
Nashville, TN 37201

Davidson County	DEEDWARRSP
Recvd: 06/25/13 15:00	2 pgs
Fees:13.00 Taxes:259.00	
20130625-0065356	

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	*SEND TAX BILLS TO:*	*MAP PARCEL NUMBERS*
Tonzia Y. Brown *3320 Doverside Drive* *Nashville, TN 37207*	*Tonzia Y. Brown* *3320 Doverside Drive* *Nashville, TN 37207*	05015003100

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, ***REGIONS BANK*** *have this day bargained and sold, and do hereby transfer and convey unto the* ***Tonzia Y. Brown, unmarried*** *the Grantees herein, their (successors), heirs and assigns, certain real estate in* DAVIDSON *County,* TENNESSEE *as follows:*

Land in Davidson County, Tennessee, being Lot(s) 581, as shown on the map entitled Section Four, Parkwood Estates, of record in Book 3300, Pages 79 and 80, 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 REGIONS BANK, by substitute trustee's deed from J. PHILLIP JONES, SUBSTITUTE TRUSTEE, of record in Instrument No. 20120423-0034402, dated April 13, 2012, said Register's Office.

This is unimproved (XX) property, known as 3320 Doverside Drive (House Number) (Street) Nashville, (City or Town) TN State 37207 (Zip Code)
improved ( )

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

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

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 our hand this 20 day of June, 2013, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Regions Bank

By: _____
Steven Purser, Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF Mississippi
COUNTY OF Forrest

Before me, a Notary Public of the State and County aforesaid, 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 Vice President of the Regions Bank, the within named bargainor, a corporation, and that he as such Vice President being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal, at office in Hattiesburg, MS, this 20 day of June, 2013.

STATE OF MISSISSIPPI JEFFERY M. KEYSEAR ID# 92252 NOTARY PUBLIC Comm. Expires Feb. 4, 2017 FORREST COUNTY

_____
Notary Public

My Commission Expires: _____

STATE OF Tennessee
COUNTY OF Davidson *The actual consideration or value whichever is greater, for this transfer is $70,000.00*

Affiant _____

Subscribed and sworn to before me this the ___ day of June, 2013

Notary Public _____

My commission expires: MAR 0 8 2016

(Affix Seal)

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Certificate of Authenticity

I, Jennifer C. Cole do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

_____
Signature

State of TENNESSEE
County of DAVIDSON

Personally appeared before me, Maxine J. Rucker, a notary public for this county and state, Jennifer C. Cole who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

_____
Notary's Signature

My Commission Expires: MAR 0 8 2016

MAXINE J. RUCKER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE

Notary's Seal (If on paper)