BILL GARRETT, Davidson County
Trans:T20130057005 DEEDWARRSP
Recvd: 07/03/13 14:56 2 pgs
Fees:13.00 Taxes:447.70
20130703-0069278

STATE OF Tennessee
COUNTY OF Sumner

The actual consideration or value, whichever is greater, for this transfer is: $121,000.00

Affiant

Subscribed and sworn to before me, this 2nd day of July, 2013.

Notary Public

My Commission Expires: 8/23/13

LINDSEY G. BOSWELL STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

This Instrument Was Prepared By:
Signature Title Services, LLC
4711 Trousdale Drive, Suite 120
Nashville, TN 37220

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
THUY-TIEN PHAM LE	NEW OWNER	10203008000
7813 INDIAN SRINGS DRIVE	SAME	
NASHVILLE, TN 37221		

SPECIAL WARRANTY DEED

STATE TENNESSEE
COUNTY OF Davidson

FOR AND IN CONSIDERATIONE OF THE SUM OF ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **REGIONS BANK** herein referred to as Grantor, does hereby convey, assign, and warrant unto **THUY-TIEN PHAM LE**, hereinafter referred to as Grantee, all of its rights, title and interest in that certain parcel situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot NUMBER 1276, ON THE PLAN OF CHARLOTTE PARK, SECTION 18, OF RECORD IN BOOK 3600, PAGES 51 AND 52, REGISTERS OFFICE FOR SAID COUNTY.

SAID LOT NUMBER 1276 FRONTS 71.50 FEET ON THE NORTHEASTERLY SIDE OF LANDAU DRIVE AND EXTENDS BACK 1468 FEET ON THE NORTHWESTERLY LINE AND 136.9 FEET ON THE SOUTHEASTERLY LINE TO A LINE IN THE REAR ON WHICH IT MEASURES 88.55 FEET.

BEING THE SAME PROPERTY CONVEYED TO REGIONS BANK BY QUITCLAIM DEED FROM FEDERAL NATIONAL MORTGAGE ASSOCIATION DATED 03/04/2013 RECORDED ON 03/26/2013 IN INSTRUMENT NO. 20130326-0029386 SAID REGISTER'S OFFICE FOR SAID COUNTY.

TO HAVE AND TO HOLD all of the Grantor's right, title, and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns, shall have, claim, or demand any right or title to the aforesaid property, premises, or appurtenances, or any part thereof.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against claims of those persons claiming by, through or under Grantor, but not otherwise.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above noted, that, at the time of 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 of 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 based on no representation or warranties expressed or implies, made by Grantor, but on their own judgment.

The Grantee has thoroughly inspected, examines and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is purchasing same in "as is", "where is" condition, without warranty. In addition, Grantee understands that the Grantor, its agents, successors and/or assigns, have not made any representation or warranties, either expressed or implies, regarding this parcel and that Grantee is purchasing same based on the Grantee's sole judgment and diligent inquiry.

By acceptance of this deed, as evidenced by having same recorded, Grantee affirms that content of this document and expressly agrees to indemnify and hold Grantor, its agents, successors or assigns, harmless from any and all claims (whether made by the Grantee, its agents, successors, assigns or any other party) regarding deficiency as to the condition of the property and/or any existing structures on said parcel.

The above warranty and this conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including mineral, oil, or gas reservations and any covenants and/or restrictions of record, any and all Power Line Easements, or other Easements or Rights of Way of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on the basis of an actually proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signature, this 27th day of June, 2013.

REGIONS BANK
BY: Joe Terrill
ITS: Vice President

STATE OF MS
COUNTY OF Forrest

PERSONALLLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 27th day of June, 2011, within my jurisdiction, the within named, Joe Terrill, Vice President 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, the within names bargainor, a corporation, and that such officer, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Vice President (or other authorized officer).

NOTARY PUBLIC
My Commission Expires: 2/4/17

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