RECORD AND RETURN TO:
Limestone Title & Escrow, LLC
5200 Maryland Way, Ste. 202
Brentwood, Tennessee 37027

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20130074323 DEEDWARRSP
Recvd: 08/28/13 09:45 2 pgs
Fees:13.00 Taxes:629.00
20130828-0090633

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $170,000.00. M. Thornton
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF AUGUST, 2013.
Leslie Garside
NOTARY PUBLIC

My commission expires: 12/23/2014

LESLIE GARSIDE STATE OF TENNESSEE NOTARY PUBLIC MADISON COUNTY

THIS INSTRUMENT PREPARED BY:
Limestone Title & Escrow, LLC, 5200 Maryland Way, Ste. 202, Brentwood, Tennessee 37027

ADDRESS NEW OWNER:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Edward P. Thornton 312 Fieldcrest Drive Nashville, TN 37211	Same as new owner	147100009.00

FOR AND IN CONSIDERATION of the sum of FOUR HUNDRED THOUSAND and NO/100 ($400,000.00) DOLLARS, cash in hand paid by the hereinafter named Grantees, the receipt of which is hereby acknowledged; the undersigned, **REGIONS BANK,** hereinafter called the Grantor, has bargained and sold and by these presents do hereby transfer and convey unto **EDWARD P. THORNTON, MARRIED,** hereinafter called the Grantee, his heirs and assigns forever, that certain parcel of real estate situated in Sumner County, Tennessee, and being further described as follows, to-wit:

The following described real estate located in the County of Davidson, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 166 on the Plan of Caldwell Country Estates, Section II, as of record in Book 2663, page 128, Registrar's Office for said County.

Said Lot 166 fronts 112 feet on the southwesterly side of Darlington Court, and extends back 407.8 feet on the northwesterly line and 299.4 feet on the southeasterly line to a dead line on which it measures 186.1 feet.

Being the same property as conveyed to ***REGIONS BANK*** by Substitute Trustee's Deed from John A. Medina, Successor Trustee, dated December 7, 2012, recorded February 14, 2013 at Instrument Number 20130214-0015358, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said real estate, together with all of the appurtances, estate and title thereunto belonging, unto the said Grantee, his heirs and assigns, forever.

The undersigned covenant with the said Grantees that the property is unencumbered except by lien of the 2013 property taxes, which taxes are being prorated between the parties and which taxes will be paid at closing.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantees, 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 ITS HAND, this the 21 day of August, 2013.

REGIONS BANK

BY: _____
Steven Purser, its Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF Mississippi
COUNTY OF Forrest

Personally appeared before me, the undersigned authority in and for the said County and State, on this 21 day of August, 2013 within my jurisdiction, the within named Steven Purser who acknowledges that he/she is the VICE PRESIDENT of REGIONS BANK, and that for and on behalf of REGIONS BANK, and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said REGIONS BANK so to do.

_____
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