G#2226
Map 129-11-0
Parcel 007.00

BILL GARRETT, Davidson County
Trans:T20130105054 DEEDWARRSP
Recvd: 12/17/13 14:00 2 pgs
Fees:13.00 Taxes:862.10
20131217-0127445

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $233,000.00.

Affiant

Subscribed and sworn to before me this the 22nd day of November, 2013.

My Commission Expires: SEP 2 0 2016

Notary Public

KRISTEN M TRAINI Notary Public At Large SUMNER COUNTY, TENN.

THIS INSTRUMENT PREPARED BY:
Touchstone Title and Escrow, LLC 318 Seaboard Lane, Suite 114, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:
Brandon Crawford	Homeowners Mortgage Enterprise
(Name)	(Name)
6602 Brookmont Trail	2530 Devine Street
(Street Address)	(Street Address
Nashville, TN 37205	Columbia, SC 29205
(City) (State) (Zip Code)	(City) (State) (Zip Code)

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the hereinafter named "Grantee", and other good and valuable consideration, the receipt and sufficiency all of which is hereby acknowledged, **Regions Bank, as Trustee for Robert Dorman Balch, Jr., under Agreement, dated February 19, 2003**, hereinafter called the "Grantor", has bargained and sold, and by these presents does transfer and convey unto **Brandon Crawford and wife, Andrea C. Crawford**, hereinafter called the "Grantee", her heirs and/or assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

LAND in Davidson County, Tennessee, being Lot No. 2 on the Plan of West Meade Park, Inc., Section One, as of record in Plat Book 2900, Pages 103 and 104, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete legal description thereof.

BEING the same property conveyed by Quitclaim Deed from Robert Dorman Balch, Jr., a/k/a Robert D. Balch, Jr. to Mary O. Boyd, as trustee of the Robert Dorman Balch, Jr. Revocable Trust, established by Robert Dorman Balch, Jr., under Agreement dated February 19, 2003, as recorded on the 28th day of February, 2003, in Instrument No. 20030228-0026902 and Warranty Deed from Jerome L. Rosenblum and wife, Brenda G. Rosenblum to Mrs. J.G. Windrow, a widow, as recorded on the 10th day of July, 1967 of record in Deed Book 4150, page 792, Register's Office for Davidson County, Tennessee County, Tennessee.

THIS conveyance is subject to any and all zoning regulations, building restrictions and setback lines, if any, said Register's Office; and easements and setback lines as set forth on the above plan of record; and taxes for the current year which have been prorated and paid by the Grantor herein.

THIS is improved property, known as: 6602 Brookmont Trail, Nashville, TN 37205.

TO HAVE AND TO HOLD the above described property together with all the rights of appurtenances thereto in any form belonging unto the said Grantees, and the heirs and/or assigns of said Grantees, forever; and except as to the reservations from and exceptions set forth in this instrument, Grantor does hereby bind itself and its successors and/or assigns, to warrant and forever defend the title to the said Grantees, their heirs and/or assigns, against every person whomsoever lawfully claiming or to claim the same or any part thereof, by, through, or under the Grantor, but not otherwise.

Without limiting the foregoing warranty of title, Grantor makes no warranties or representations, oral or written, express or implied, concerning the condition or value of the property, or the improvements located thereon (if any), including, but limited to, any warrant of habitability, merchantability or fitness for any purpose. Grantees have carefully inspected the property, and by acceptance of this Deed, accepts the property "as is" and "where is" in its present conditions. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, the Grantor has caused its name to be affixed hereto, by its duly authorized officer, on this 22nd day of November, 2013.

REGIONS BANK, TRUSTEE UNDER AGREEMENT WITH ROBERT DORMAN BALCH, JR.

BY: Thomas A. Allen
Thomas A. Allen, Vice President

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Thomas A. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon his oath, acknowledged himself to be the Vice President of Regions Bank, the within-named bargainor, a banking corporation, and that he, as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the banking corporation by himself as such Vice President.

Witness my hand and official seal at office at Nashville, Tennessee, on this the 22nd day of November, 2013.

Notary Public

My Commission Expires: _____

KG/first in bridle creek.sd

