BOX 10-B

BILL GARRETT, Davidson County
Trans:T20140005625 DEEDWARRSP
Recvd: 01/24/14 12:48 2 pgs
Fees:13.00 Taxes:155.40
20140124-0006792

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF JANUARY, 2014.

Notary Public

MY COMMISSION EXPIRES: MAY 5, 2015

(AFFIX SEAL)

DEBORAH J. COHEN STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY
COHEN & COHEN, ATTORNEYS AT LAW, 4908 CHARLOTTE AVENUE, NASHVILLE, TN 37209

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
JOSHUA C. WILSON	SAME	044-15-0-092.00
(NAME) P. O. BOX 140371	(NAME)	
(ADDRESS) NASHVILLE, TN 37214	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **REGIONS BANK, SUCCESSOR BY MERGER WITH AMSOUTH BANK, AN ALABAMA BANKING CORPORATION**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **JOSHUA C. WILSON**, HEREINAFTER CALLED THE GRANTEE, HIS HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **DAVIDSON** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot 76, as shown on the map entitled Plan of Section "D", Village of Old Hickory, of record in Plat Book 1424, page 65, 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, Successor by merger with AmSouth Bank, by deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record in Instrument No. 20130307-0022715, dated February 19, 2013, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the Plan of record in Plat Book 1424, page 65, and any and all other easements, conditions and restrictions which may affect said property of record in the Register's Office for Davidson County, Tennessee.

Unimproved ( )
This is improved(X) property, known as 909 BERRY STREET, OLD HICKORY, TN 37138
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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.

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; AND THE GRANTOR DOES HEREBY COVENANT 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. 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.

Witness my hand this 22nd day of January, 2014.

REGIONS BANK

By: Joe Terrill

Its: Vice President

STATE OF MS
COUNTY OF Forrest

Before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared Joe Terrill, VP, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be a Vice President of Regions Bank, an Alabama banking corporation, the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument in behalf of Regions Bank for the purposes therein contained and acknowledged that he/she executed the same by signing the name of the corporation by the said Joe Terrill as such Vice President.

WITNESS my hand and seal at office, this 22nd day of **January, 2014.**

Notary Public

My commission expires: 3.4.2017.