G#2324
Map 129-11
Parcel 006.00

Davidson County DEEDWARRSP
Recvd: 01/29/14 10:23 3 pgs
Fees:18.00 Taxes:762.20
20140129-0007976

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

The actual consideration or value, whichever is greater, for this transfer is $206,000.00

Affiant

ANGELA G. BATSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 6, 2017

Subscribed and sworn to before me this the 28th day of January, 2014.

My Commission Expires: 1-6-2017

Notary Public

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:
Brenda Kay Gordon	"New Owners"
(Name)	(Name)
3965 New Hwy 96 West	
(Street Address)	(Street Address
Franklin, TN 37064	
(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 **Brenda Kay Gordon, unmarried, as to an undivided 25% interest and Don A. Whitfield, unmarried, as to an undivided 75% interest, as joint tenants with right of survivorship**, 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. 1 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.

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: 101 Carnavon Parkway, 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 28th day of January, 2014.

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 28th day of January, 2014.

Notary Public

My Commission Expires:

KIMBERLY HOLLINGSHEAD STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY My Commission Expires JAN 27, 2015

Certification of Authenticity

I, Kim Hollingshead, do hereby make oath that I am a license 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 Williamson

Personally appeared before me, the undersigned, a notary public for this county and state, Kim Hollingshead who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary

My Commission Expire: 12-27-15

Notary's Seal (if on paper)



(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007, shall be considered validly registered with or without the certification provided in subdivision (2).