BILL CARRETT, Davidson County
Trans:T20140018317 DEEDWARRSP
Recvd: 03/19/14 09:35 2 pgs
Fees:13.00 Taxes:1236.73
20140319-0022586

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

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $334,250.00.

AFFIANT

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF MARCH, 2014.

NOTARY PUBLIC

My commission expires: 1/3/15

BROOKE SMITH STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

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 NUMBER
Daniel W. Brown, *Et ux.* 108 Settlement Court Brentwood, TN 37027	Mortgage Investors Group 8320 East Walker Springs Lane, 200 Knoxville, TN 37923	

FOR AND IN CONSIDERATION of the sum of THREE HUNDRED THIRTY FOUR THOUSAND TWO HUNDRED FIFTY and NO/100 ($334,250.00) 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 **DANIEL W. BROWN AND WIFE, JACLYN E. BROWN,** hereinafter called the Grantees, their heirs and assigns forever, that certain parcel of real estate situated in Davidson County, Tennessee, and being further described as follows, to-wit:

Land in Davidson County, Tennessee, BEING Lot No. 146 on the Plan of Cottonport Plantation, Phase I, of record in Plat Book 6900, pages 529 and 530, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Regions Bank, by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, dated 5/21/2013, recorded 6/6/2013, of record in Instrument No. 20130606-0057590, in the 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 Grantees, thier heirs and assigns, forever.

The undersigned covenant with the said Grantees that the property is unencumbered except by lien of the 2014 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 5th day of March, 2014.

REGIONS BANK

BY: _____

Joe Terrill, its Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF MS
COUNTY OF Forrest

Personally appeared before me, the undersigned authority in and for the said County and State, on this 5th day of March, 2014 within my jurisdiction, the within named Joe Terrill 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