Box 10-B	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,100.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF MAY, 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
DERI PLUMMER	SAME	133-02-0-228.00
(NAME) 1213 ROSEWOOD TRAIL	(NAME)	
(ADDRESS) MT. JULIET, TN 37122	(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 DBA REGIONS MORTGAGE**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **DERI PLUMMER**, HEREINAFTER CALLED THE GRANTEE, HER 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 No. 106 on the plan of Sunrise Heights Addition, of record in Plat Book 421, page 2, 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 DBA Regions Mortgage by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record as Instrument No. 20140128-0007650, dated January 21, 2014, Register's Office for Davidson County, Tennessee.

This conveyance is subject to all matters as shown on the Plan of record in Book 421, page 2, said Register's Office and any and all 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 409 ELGIN STREET, NASHVILLE, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

BILL GARRETT, Davidson County
Trans:T20140030464 DEEDWARRSP
Recvd: 05/02/14 15:27 2 pgs
Fees:13.00 Taxes:285.27
20140502-0037639

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 1st day of May, 2014.

REGIONS BANK DBA REGIONS MORTGAGE

By: Steven Pursel

Its: Vice President

STATE OF Mississippi
COUNTY OF Forrest

Before me, the undersigned authority, a Notary Public in and for the said County and State, personally appeared Steven Pursel, 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 DBA Regions Mortgage, 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 DBA Regions Mortgage for the purposes therein contained and acknowledged that he/she executed the same by signing the name of the corporation by the said Steven Pursel as such Vice President.

WITNESS my hand and seal at office, this 1st day of **May, 2014.**

Notary Public: Janie K Creel

My commission expires: 1-8-16.

STATE OF MISSISSIPPI
JANIE K. CREEL
ID# 101018
NOTARY PUBLIC
Comm. Expires
Jan. 08, 2016
JONES COUNTY