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BILL GARRETT, Davidson County
Trans: T20140031602 DEEDWARRSP
Recvd: 05/07/14 12:36 2 pgs
Fees: 13.00 Taxes: 1587.30
20140507-0039006

Special Warranty Deed

Prepared by & Return to: Centennial Title Company, Inc.
30 Burton Hills Blvd. Ste. 165
Nashville, TN 37215

This Indenture made and entered into this **May 2, 2014**, by and between Regions Bank, party of the first part, and Michael R. Dayhoff and wife Peggy J. Dayhoff, as Tenants by the Entirety, and Cynthia A. Dayhoff, as Tenants in Common, party of the second part.

Witnesseth: That for and in consideration of the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate situate, lying and being in the **County of Davidson,** State of Tennessee, to wit:

Land in Davidson County, Tennessee, being Unit No. 3 on the Plan of Condominium Site Plan, Charleston Place, Lot No. 7, of record in Book 6200, page 81, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Katie Taylor, unmarried, by deed from James Bradford Currie and wife, Laura Pembridge Currie, dated June 21, 2005, of record as Instrument No. 20050718-0083169, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Regions Bank by Substitute Trustee's Deed, dated August 26, 2013, of record as Instrument No. 20130830-0091716, said Register's Office for Davidson County, Tennessee.

The property conveyed herein is subject to property taxes for the year 2014, which have been prorated between the parties, and to covenants, conditions, restrictions and all matters set out in the applicable Master Deed, Plans, and By-Laws of record.

Property Address: 4405 Charleston Place Circle
Nashville, TN 37215

Owner's Name: Michael R. Dayhoff and wife, Peggy J. Dayhoff, and Cynthia A. Dayhoff

Owner's Address: 20 BAY COLONY POINT
FT LAUDERDALE, FL 33308

Mail Tax Bill to: Owner at Owner's Address

Parcel No.: 130-08-0B-013.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: May 2, 2014

To Have and to Hold the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, his/her/their heirs and assigns in fee simple 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.

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.

Regions Bank
By: Steven Purser, Vice President

Authorized Signatory

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

State of Mississippi
County of Forrest

On the 1st day of May, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Steven Purser, Vice President, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be an authorized signatory of Regions Bank, the within named bargainor, and that he/she as such authorized signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as an authorized signatory.

My Commission Expires: 1-8-16

Notary Public

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

State of
County of

I hereby swear or affirm under oath that the actual consideration or value, whichever is greater, for this transfer is **$429,000.00.**

Affiant

Subscribed and sworn to before me this 2 day of May, 2014

My Commission Expires: 5-8-17

(Seal)

Notary Public

KENNETH M. BALLEW STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN