BILL GARRETT, Davidson County
Trans:T20140038925 DEEDWARRSP
Recvd: 06/03/14 15:07 2 pgs
Fees:13.00 Taxes:536.50

20140603-0048040

Prepared By & Return To:
Tennessee Title Services, LLC
6 Cadillac Drive, Suite 290
Brentwood, TN 37027
14-0418

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS 27th day of May, 2014.

Notary Public
Commission Expires 3-3-15

TRACEY PERRY
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

MY COMMISSION EXPIRES
March 3, 2015

Address of New Owner	Send Tax Bills To:	Map & Parcel
Kevin A. Harl 1923 28th Avenue North Nashville, TN 37208-1204	Franklin American Mortgage Co. 500 Corporate Centre Drive, Ste. 400 Franklin, TN 37067	081-06-0A-023.00

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, I/WE,

Regions Bank D/B/A Regions Mortgage

HEREINAFTER REFERRED TO AS THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

Kevin A. Harl and wife, Jacinta M. Harl

HEREINAFTER CALLED THE GRANTEE, ITS 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. 23 on the Plan of the Resubdivision of the remainder of Lots 4 thru 8 and part of Lot 3 of the Subdivision of the east part of Lot 10 of the Harding Bosley Tract, as shown by plat of record in Plat Book 547, Page 4, revised in Instrument Number 20030516-0067328 and corrected in Instrument Number 20031014-0151915, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

BEING the same property conveyed to Regions Bank D/B/A Regions Mortgage, by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated 3/7/14 and recorded 3/12/14 in Instrument No. 20140312-0020741, Register's Office for Davidson County, Tennessee. The said J. Phillip Jones having been appointed Substitute Trustee by instrument dated 1/22/14 and recorded 1/27/14 in Instrument No. 20140127-0007199, said Register's Office.

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.

The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

THIS CONVEYANCE IS MADE SUBJECT TO: (1) all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record; (2) any and all applicable governmental and/or zoning regulations; (3) taxes which have been pro-rated as of the date of closing and assumed by the Grantee herein.

The foregoing legal description is the same as contained in the resource of title shown above.

This is unimproved property known as: **1923 28th Avenue North, Nashville, TN 37208-1204**

Dated this the 27th day of May, 2014.

Regions Bank D/B/A Regions Mortgage

By: _____
Morgan McCarty
Executive Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF Mississippi
COUNTY OF Forrest

Personally appeared before me, the undersigned, a Notary Public in and for said County and State Morgan McCarty with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the **Vice President of Regions Bank D/B/A Regions Mortgage,** the within named grantor, and that he as such Vice-President, being so authorized to do, executed the within instrument for the purposes therein contained, by signing his name on behalf of **Regions Bank D/B/A Regions Mortgage.**

Witness my hand and official seal at Hattiesburg (city), MS (state), this 27th day of May, 2014.

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

(Notary Seal)