This instrument prepared by:
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

BILL GARRETT, Davidson County
Trans:T20140081480 DEEDWARRSP
Recvd: 10/29/14 10:27 2 pgs
Fees:13.00 Taxes:466.20
20141029-0099731

SPECIAL
WARRANTY DEED

ADDRESS NEW OWNER:
Katherine Jordan
1141 Bluewillow Ct.
Antioch, TN 37013

SEND TAX BILLS TO:

MAP/PARCEL NO.:
165-14-0-049.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged, **Regions Bank DBA Regions Mortgage** have this day bargained and sold, and do hereby transfer and convey unto the said **Katherine D. Jordan,** a single person, the Grantees herein, her, heirs and assigns, certain real estate in Davidson County, Tennessee as follows:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Section Three, Peppertree Forest, of record in Plat Book 7900, Page 249, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Regions Bank DBA Regions Mortgage by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, of record in Instrument No. 20140415-0031355, Register's Office for Davidson County, Tennessee, dated April 14, 2014 and recorded on April 15, 2014. Being the same property conveyed to Christopher Joseph Wolf, an unmarried man by deed from Avelo Mortgage, LLC, of record in Instrument No. 20081002-0100089, Register's Office for Davidson County, Tennessee, dated July 30, 2008 and recorded on October 02, 2008.

This conveyance is subject to county taxes for the year 2015 and subsequent years; any and all existing easements and restrictions as shown of record including those listed in Plat Book 7900, Page 249; Restrictions of record in Book 8294, Page 159; Easement of record in Book 8085, Page 448, Register's Office for Davidson County, Tennessee.

This is improved property, known as **1141 Bluewillow Ct. Antioch, TN 37013**

AND THE GRANTOR, DOES HEREBY CONVENANT 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.

Whenever 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 our hand this 23 day of October, 2014, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

Regions Bank DBA Regions Mortgage

BY: _____
Steven Purser
Its: Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF MISSISSIPPI
COUNTY OF FORREST

Personally appeared before me, the undersigned authority in and for the said County and State, on this 23 day of October, 2014 within my jurisdiction, the within named Steven Purser who acknowledges that he is the Vice President of Regions Bank DBA Regions Mortgage, and that for and on behalf of Regions Bank DBA Regions Mortgage, and as its act and deed in its said representative capacity he executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.

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

_____
Notary Public, State of Mississippi
Notary's Commission expires: 1-8-16

STATE OF TENNESSEE
COUNTY OF COFFEE

The actual consideration or value whichever is greater, for this transfer is $126,000.00.

_____
Affiant

Subscribed and sworn to before me this the 24 day of October, 2014.

RICHARD W. GABRIEL STATE OF TENNESSEE NOTARY PUBLIC COFFEE COUNTY

_____
Notary Public
(SEAL)

My commission expires: 7-30-16