BILL GARRETT, Davidson County
Trans:T20140087301 DEEDQC
Recvd: 11/19/14 15:39 3 pgs
Fees:17.00 Taxes:0.00
20141119-0106784

THIS INSTRUMENT PREPARED BY:
Watkins, & McNeilly, PLLC
W. Warner McNeilly, III
214 Second Ave. North Suite 300
Nashville, TN 37201-1638
(615) 255-2191

QUITCLAIM DEED

ADDRESS NEW OWNER AS FOLLOWS:	SEND TAX BILLS TO:	PARCEL ID NO.:
CYNTHIA M. MUNOZ c/o REGIONS BANK, Conservator 150 4th Avenue North, Suite 900 Nashville, TN 37219	SAME	17600002800

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $0.00.

REGIONS BANK, Conservator of the Property of Cynthia M. Munoz

By: Thomas A. Allen
THOMAS A. ALLEN, Vice President

SUBSCRIBED AND SWORN to before me, Donna Marie Clemmons by THOMAS A. ALLEN in his capacity as Vice President of Regions Morgan Keegan Trust this 17th day of November, 2014.

STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY DONNA MARIE CLEMMONS

Donna Marie Clemmons
Notary Public
My Commission Expires: 11/3/15

FOR AND IN CONSIDERATION of No Dollars ($0.00), REGIONS BANK, TRUSTEE OF THE CYNTHIA M. MUNOZ REVOCABLE TRUST DATED December 22, 1992, hereinafter "GRANTOR", does hereby transfer, convey and quitclaim unto CYNTHIA M. MUNOZ, hereinafter "GRANTEE", her heirs and assigns, all of GRANTOR'S right, title and interest in certain real estate in Davidson County,

Tennessee described on Exhibit A attached hereto and incorporated herein by reference.

Said property is conveyed subject to:

1. All matters shown on Final Subdivision Plat Re-Sub of the Judith A. Butler Property of record in Instrument #200009210094041, Register's Office, Davidson County, Tennessee;

2. Agreements of record in Book 4923, page 280, Instrument #200006160059950, and Instrument #200008010075577, Register's Office, Davidson County, Tennessee; and

3. All other limitations, restrictions and encumbrances as may affect the property.

WITNESS its hand this 17TH day of NOVEMBER, 2014.

REGIONS BANK, TRUSTEE OF THE CYNTHIA M. MUNOZ REVOCABLE TRUST DATED December 22, 1992

By: Thomas A. Allen
THOMAS A. ALLEN, Vice President

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Before me, Donna Marie Clemmons, of the State and County aforesaid, personally appeared THOMAS A. ALLEN, with whom I am personally acquainted, and who, upon oath, acknowledged himself to be a Vice President of REGIONS BANK, the within named bargainor, a corporation, that Regions Bank is serving as Trustee of the Cynthia M. Munoz Revocable Trust dated December 22, 1992 and that he, as such Vice President, executed the foregoing instrument for the purpose therein contained, by signing the name of the corporation by himself as Vice President.

WITNESS my hand and seal, this 17TH day of November, 2014.

DONNA MARIE CLEMMONS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Donna Marie Clemmons
NOTARY PUBLIC
My Commission Expires: 11/3/15

EXHIBIT A

Tract and improvements of property being described in Book 7877, page 233, Register's Office, Davidson County, Tennessee according to a survey made by John Kohl & Co. dated September 7, 1989, as follows:

BEGINNING at an iron pin located at the southwesterly intersection of Maxwell Road and a 60 foot right of way; thence with the margin of Maxwell Road, South 85 degrees 45 minutes East 268 feet to an iron pin; thence South 4 degrees 55 minutes West 1166.5 feet to an iron pin; thence North 85 degrees 15 minutes West 306.5 feet to an iron pin in the easterly margin of a 60 foot right of way; thence with the margin of said right of way, North 6 degrees 45 minutes East 1,168 feet to the point of beginning. Together with a license on a 60 foot strip adjoining the west property line.

INCLUDED IN THE ABOVE DESCRIPTION BUT EXCLUDED FROM THIS CONVEYANCE IS DESCRIBED AS FOLLOWS: Being Lot No. 1 on the Re-Subdivision of the Judith A. Butler property of record in Plat Instrument No. 20000921009404 1, Register's Office for Davidson County, Tennessee and described as follows: South 00 degrees 31 minutes 57 seconds East 540.38 feet to a point; thence South 80 degrees 18 minutes 01 seconds East 223.81 feet to a point; thence South 05 degrees 06 minutes 40 seconds West 558.35 feet to a point; thence South 85 degrees 26 minutes 47-seconds East 76.25 feet to the point of beginning. (Property conveyed in Instrument Number 20001204-0118502, Register's Office for Davidson County, Tennessee.)

Being the same property conveyed to Regions Bank, (formerly Regions Morgan Keegan Trust), Trustee of the Cynthia M. Munoz Revocable Trust dated December 22, 1992 by deed of record in instrument #20091221-0116123, Register's Office, Davidson County, Tennessee.

The street address of the property is 4269 Maxwell Road, Antioch, TN 37013.