BILL GARRETT, Davidson County
Trans:T20150002525 DEEDWARRSP
Recvd: 01/12/15 10:57 2 pgs
Fees:13.00 Taxes:277.50
20150112-0003005

THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
J. Seth Jennings
2002 Richard Jones Road, Ste C-208
Nashville, TN 37215

Send Tax Bills To:
J. Seth Jennings
2002 Richard Jones Road, Ste C-208
Nashville, Tn 37215

Map & Parcel Nos.:
042-13-0-057.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$75,000.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Regions Bank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **J. Seth Jennings** (herein referred to as "Grantee"), his heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Lot No. 1 on the plan of Hedgewood Hills, Section One, of record in Book 2900, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Regions Bank, by Substitute Trustees Deed from Jessica D. Binkley, as Substitute Trustee, on August 22, 2014, of record in Instrument Number 20140826-0077771, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, his heirs and assigns, in fee simple, forever.

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.

WITNESS this the 8th day of January, 2015

GRANTOR:

Regions Bank

By Steven Purser, Vice President

AN ALABAMA BANKING CORPORATE SEAL REGIONS BANK

STATE OF MS)

COUNTY OF Forrest)

Personally appeared before me, Steven Purser, VP, a Notary Public in and for said state and county, **Steven Purser**, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Vice President of Regions Bank**, the maker, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand and seal at office this 8th day of **January, 2015.**

NOTARY PUBLIC

My Commission Expires:
2/4/17

STATE OF MISSISSIPPI
JEFFERY M. KEYSEER
ID# 92252
NOTARY PUBLIC
Comm. Expires
Feb. 4, 2017
FORREST COUNTY

STATE OF Tennessee)

COUNTY OF Davidson)

The actual consideration for this transfer is **$75,000.00**.

AFFIANT

Subscribed and sworn to before me, this 9th day of January, 2015

NOTARY PUBLIC

My Commission Expires:
1/6/15

HAL E. WILSON, III
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY