SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF JANUARY, 2015.

Notary Public

MY COMMISSION EXPIRES: 10/18/16 (AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

Y-RB-14-108

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Melvin Jarrett and Annie Jarrett	**Fairway Independent Mortgage Corporation**	
(NAME)	(NAME)	
108 East Fairview Drive	**6652 Pinecrest Drive Suite 200**	**69-4-177.00**
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	**Plano, TX 75024**	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, I/we **REGIONS BANK,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **MELVIN JARRETT AND WIFE, ANNIE JARRETT,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF **TENNESSEE**, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot 80, HAYNES PARK SUBDIVISION, SECTION 2, as shown on plat of record in Plat Book 4460, Page 51, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Regions Bank by Substitute Trustee's Deed from Jessica D. Binkley, Substitute Trustee, recorded on the 26th day of August, 2014 in Instrument No. 20140826-0077565, in the Register's Office of Davidson County, Tennessee.
Being the same property conveyed to Lincoln Trust Company Custodian FBO Robert Bond Miller 60433305 ("Lincoln Trust") by special warranty deed dated May 21,2002 of record in Instrument # 20020619-0073980, Register's Office of Davidson County, Tennessee.

This conveyance is subject to:
- County of Davidson taxes for the year 2015.
- Plat of HAYNES PARK SUBDIVISION, SECTION 2, as recorded in Plat Book 4460, Page(s) 51.
- Deed recorded in Book 4552, Page 634, Book 4593, Page 70 and Book 6227, Page 788.
- Easement for Fence, recorded in Book 5176, Page 641.
- Any and all existing easements and restrictions as shown of record not stated herein.

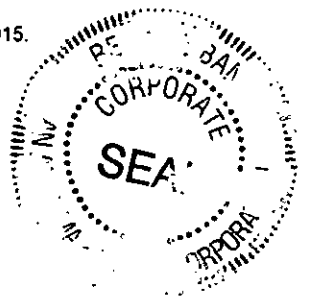
This is improved property known as: 108 East Fairview Drive, Nashville, Tennessee 37218.

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.

BILL GARRETT, Davidson County
Trans:T20150007527 DEEDWARRSP
Recvd: 01/30/15 10:33 2 pgs
Fees:13.00 Taxes:370.00
20150130-0008926

Witness my/our hand(s) this the 28th DAY OF JANUARY, 2015.



Regions Bank

BY: _____

Joe Terrill, VP

STATE OF ~~TENNESSEE~~ TN
COUNTY OF ~~DAVIDSON~~ Forst

Personally appeared before me, the undersigned authority in and for the said County and State, on the 27th day of January, 2015 within my jurisdiction, the within named Joe Terrill who acknowledges that he/she is Vice President of Regions Bank, and that for and on behalf of Regions Bank, and as its act and deed in its said representative capacity he/she executed the above and foregoing instrument, after first having been duly authorized by said corporation so to do.Witness my hand and official seal, this the 27th of January, 2015.

_____
Notary Public
My Commission Expires: 2/4/17
(SEAL)

RETURN TO:
Rudy Title and Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212