Davidson County DEEDWARRSP Recvd: 03/11/15 07:57 3 pgs Fees:18.00 Taxes:307.10 **20150311-0020618**	STATE OF Tennessee COUNTY OF Davidson THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00 Affiant Subscribed and sworn to before me, this 27th DAY OF February, 2015 Notary Public MY COMMISSION EXPIRES: 3/20/18 (AFFIX SEAL)

SPECIAL WARRANTY DEED

PP15-1409

THIS INSTRUMENT WAS PREPARED BY
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gregory D. Phillipy	Embrace Home Loans, Inc.	
1409 Bell Trace Drive (ADDRESS)	25 Enterprise Center (ADDRESS)	162-16-0-044.00
Antioch, TN 37013 (CITY) (STATE) (ZIP)	Newport, RI 02842 (CITY) (STATE) (ZIP)	162-16-0-044.00

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we REGIONS BANK, hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto GREGORY D. PHILLIPY, hereinafter called the Grantees, their heirs and assigns, that certain tract or parcel of land in DAVIDSON COUNTY, STATE OF TENNESSEE, described as follows, to wit:

* A MARRIED MAN

Land in Davidson County, Tennessee, being Lot No. 53A on the Plan of Lots 49 thru 56 & 58 thru 66, Zone Lot Division, Hickory Park Villas, Section 2, of record in Plat Book 6250, Page 615, 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 Charles A. Massey and Charles P. Massey, joint tenants with right of survivorship by Warranty deed from Barry Zeitlin and wife, Linda Zeitlin, of record in Instrument No. 20031118-0168081, Register's Office for Davidson County, Tennessee, dated November 04, 2003 and recorded on November 18, 2003.

Being the same property conveyed to Regions Bank by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20141006-0092639, Register's Office for Davidson County, Tennessee, dated October 03, 2014 and recorded on October 06, 2014.

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 warranty 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.

unimproved ( )
This is improved (X) property, known as 1409 Bell Trace Drive, Antioch, Tennessee 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal ZIP)

TO HAVEAND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever 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 my/our hand(s) this ~~27th~~ 3rd day of ~~February~~ March, 2015.

Regions Bank

By: _____
Steven Purser, Vice President of Regions Bank

STATE OF MS
COUNTY OF Forrest

On this the ~~26th~~ 3rd day of ~~February~~ March, 2015, before me personally appeared Steven Purser, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Regions Bank, the within named bargainor, a corporation, and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~26th~~ 3rd day of ~~February~~ March, 2015.

_____
Notary Public

My Commission Expires: 2/4/17

(SEAL)

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

RETURN TO:

Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067
Phone: (615)599-9959

True Copy Certification

I, Robyn DuBray, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration therewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee
County of Williamson

Personally appeared before me, Pamela Jo Smithson, a notary public for this county and state, Robyn DuBray who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:03/20/18

