SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $130,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF MARCH, 2015.

Notary Public

MY COMMISSION EXPIRES: My Commission Expires NOV. 3, 2015

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans:T20150021292 DEEDWARRSP
Recvd: 03/24/15 10:11 2 pgs
Fees:13.00 Taxes:481.00
20150324-0025125

BOX 10-A

RETURN TO:
PREMIER ESCROW, LLC
4301 ~~HILLSBORO ROAD, STE 300~~
NASHVILLE, TN 37215

THIS INSTRUMENT WAS PREPARED BY
Hardeman & Montgomery, 4301 Hillsboro Pike, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nathan Gallagher and Katelin Gallagher	Nathan Gallagher and Katelin Gallagher	
(NAME) 5003 Bonnalynn Drive	(NAME) 5003 Bonnalynn Drive	74-12 123
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE 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 **NATHAN GALLAGHER AND KATELIN GALLAGHER,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 521 on the Plan of Hermitage Hills, Section Five, of record in plat Book 3300, pages 1-2, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to Regions Bank by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated October 3, 2014, of record in Instrument No. 20141007-0092962, said Register's Office.

This conveyance is subject to (a) 2015 real property taxes; and (b) all matters appearing on the plan of record in Book 3300, pages 1-2, said Register's Office.

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.

This is ~~unimproved~~ improved X property, known as 5003 Bonnalynn Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND 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 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 warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other. 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 hand this 11th day of March, 2015.

REGIONS BANK

BY: _____

JOE TERRILL, VICE PRESIDENT

STATE OF Mississippi

COUNTY OF Forrest

Before me, the undersigned notary public of the State of Mississippi, personally appeared Joe Terrill, with whom I am personally acquainted and who, upon oath, acknowledged himself to be Vice President of Regions Bank, the within named bargainor, and that he as such Vice President of Regions Bank, executed the foregoing instrument for the purpose therein contained by personally signing the name of the bank as Vice President.

Witness my hand and official seal at Hattiesburg, Mississippi this 11th day of March, 2015

Commission expires:

Notary Public