SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150053241 DEEDWARRSP
Recvd: 07/01/15 15:48 2 pgs
Fees: 13.00 Taxes: 173.90
20150701-0063900

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $47,000.00

Affiant

GREG FARBETTER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV 6 2017

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF June, 2015.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Broker Title & Escrow, LLC, 1404 17th Avenue South, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Gillaspie	New Owner	150-07-0-247.00
(NAME)	(NAME)	
3256 Anderson Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF ONE DOLLAR, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, THAT **WE, REGIONS BANK,** CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEYS UNTO **MATTHEW GILLASPIE,** 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:

Being Lot 1-B, SECTION ONE, ZONE LOT DIVISION LOT NO. 1 JUSTIN TOWNE, as shown on plat of record in Plat Book 5800, Page 253, 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 by Substitute Trustee's Deed from Shapiro & Ingle, LLP, as Substitute Trustee to Regions Bank as recorded on the 14th day of April, 2015 in Instrument No. 20150414-0032839 and Deed from Christopher P. Alley and wife, Pamela K. Alley to Deborah A. Chamberlain, a single person as recorded on the 7th day of January, 1999, in Book 11286, Page 283; as corrected by Scrivener's Affidavit recorded at Instrument No. 20150209-0011723, in the Register's Office of Davidson County, Tennessee.

This is: Improved property, known as 3256 Anderson Road Antioch, TN 37013
(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 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Grantor conveys the Property, including any after-acquired title or Grantor, free of encumbrances created or suffered by Grantor, except those encumbrances set forth in this Special Warranty Deed, and Grantor does hereby warrant and forever defend the title to the Property to Grantee, and its successors and assigns against the lawful claims of all persons claiming by, through or under a conveyance by Grantor, but not further or otherwise.

This conveyance is made subject to (i) the lien of real estate taxes, taxes imposed by special assessment and water, sewer, vault, public space and other public charges which are not yet due and payable, (ii) all applicable laws (including zoning, building ordinances and land use regulations), (iii) all easements, restrictions, covenants, agreements, conditions, and other matters of record, and (iv) all matters that may be revealed by a current and accurate survey or inspection of the property.

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.

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.

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 our hands this 23 day of June, 2015.

REGIONS BANK

By: _____
It's: Vice President

STATE OF Mississippi
COUNTY OF Forrest

Personally appeared before me, the undersigned authority, in and for said County and State, appeared, Steven Perser, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who acknowledged himself to be the Vice President of REGIONS BANK, the within named bargainor, a Tennessee banking corporation, and he as such Executive Vice President being authorized so to do, executed the foregoing instrument (DEED) for the purposes therein contained by signing the name of REGIONS BANK by himself as Vice President.

Witness my hand and official seal at 130 W Front St, ~~Tennessee~~ Mississippi, this 23 day of June, 2015.

Nancy J. Harrington
Notary Public

My Commission Expires: 6/16/18

STATE OF MISSISSIPPI
NANCY J. HARRINGTON
ID No.
81567
Com. Exp.
06-16-2018
NOTARY PUBLIC
LAMAR COUNTY