Davidson County DEEDWARRSP
Recvd: 09/02/15 12:20 3 pgs
Fees:18.00 Taxes:629.00
20150902-0089407

This instrument prepared by & Return to:
Fearnley, Martin & McDonald, PLLC
25 Century Blvd, Suite 402, Nashville, TN 37214

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into this 31st day of August, 2015, by and between **Regions Bank**, a Alabama corporation, party of the first part, and **Gregory P Holmes and** Lida J **Holmes**, husband and wife, party of the second part.

WITNESS: That for and in consideration of ten and no/100 Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirm unto said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee, to wit:

LAND IN DAVIDSON COUNTY, (ERRONEOUSLY SUMNER COUNTY IN DEED OF TRUST), TENNESSEE, BEING LOT NO. 59 ON THE FINAL PLAT OF DRY CREEK FARMS, SECTION 2, OF RECORD IN INSTRUMENT NO. 200404210045040, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Being all or part of the same property conveyed to Regions Bank by virtue of that certain Trustees Deed dated February 20, 2015, at Instrument No. 20150226-0016464 in the Register's Office of Davidson County, Tennessee.

TO HAVE AND TO HOLD the aforesaid real estate, together with all of the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that same is unencumbered, except for the following:

- The lien of the following general and special taxes for the year or years specified and subsequent years: 2015 City of Goodlettsville taxes and 2015 Davidson County taxes, being liens not yet due and payable.
- Subdivision Restrictions, Building Lines and Easements of record in Plat Book Instrument No. 20040421-0045040, in the Register's Office of Davidson County, Tennessee.
- Deed Restrictions recorded at Instrument No. 20031001-0145053 and 20080611-0060336, in the said Register's Office.
- Easements of record at Book 10752, Page 679, Book 7695, Page 562 and Instrument No. 20031001-0145056 , as recorded in the said Register's Office.

and that title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons **claiming by, through, or under Grantor, but not further or otherwise.**

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.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the party of the first part the day and year first above written.

Regions Bank

By Steven Rizzo, Vice President

STATE OF
COUNTY OF

On this 31st day of August, 2015 before me the undersigned Notary Public of the State and County aforesaid, personally appeared Steven Rizzo, V.P., Regions Bank, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be the Vice President of the within named bargainor, **Regions Bank**, and that he/she as such Vice President being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Vice President.

WITNESS my hand and official seal at office this 31st day of August, 2015.

Notary Public

My Commission Expires: 2/4/17

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

Property Owner & Address : Gregory P Holmes and Lida J Holmes
118 Trellis Way
Goodlettsville, TN 37072

Property Address: 118 Trellis Way
Goodlettsville, TN 37072

Mail Tax Bills to: Regions Mortgage
2050 Parkway Office Circle
Birmingham, AL 35244

Tax Parcel No.: 033030B01600CO
Firm File #: 20150713/

STATE OF TENNESSEE
COUNTY OF DAVIDSON

I, or we, hereby swear or affirm that to the best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is $170,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT

SUBSCRIBED AND SWORN TO before me this 31st day of August, 2015.

NOTARY PUBLIC

My Commission Expires: 7.3.17

MEMORIE WHITE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Certificate of Authenticity

I, Crystal Santi, 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 herewith 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 Davidson

Personally appeared before me, Ashlee D. Page, a notary public for this county and state, Crystal Santi 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: 9-10-18.

ASHLEE D. PAGE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY