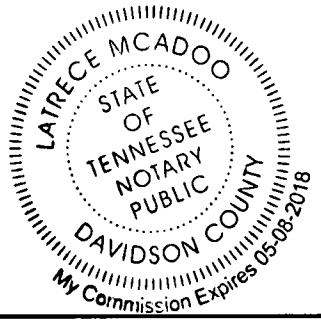
SPECIAL WARRANTY DEED



State of TN
County of Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th day of August, 2015

Notary Public

MY COMMISSION EXPIRES: _____

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Suite 104, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Hollace R. McKinley Myrna McKinley	NEW OWNER	08507004700
(NAME)	(NAME)	
2203 Brookvalley Ct		
(ADDRESS)	(ADDRESS)	
Mt Juliet TN 37122		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20150075624 DEEDWARRSP
Recvd: 09/04/15 10:05 2 pgs
Fees:13.00 Taxes:462.50
20150904-0090314

For and in consideration of the sum of Ten Dollars ($10.00), 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 DBA Regions Mortgage,** hereinafter called the GRANTORS, have bargained and sold, and by these presents do transfer and convey unto **Hollace R. McKinley and Myrna McKinley, husband and wife** 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 No. 216 on the Plan of Stanford Country Club Estates, Section IV, as of record in Book 2900, Page 83 and 84, Register's Office for Davidson County, Tennessee, said property being described as follows:

Beginning at a point in the northwesterly margin of Jenry Drive at the corner of Lots No. 215 and 216; thence with the lines between said lots, northwesterly 140 feet to a point; thence northeasterly 108.8 feet to the southwesterly margin of Downeymeade Drive; thence with the margin of the same southeasterly 135.42 feet to the beginning of a curve, thence around said curve, southerly 38.99 feet to the margin of same, southwesterly 95 feet the point of beginning.

Being the same property conveyed to Regions Bank DBA Regions Mortgage, by deed of record in Instrument NO. 20150501-0039199, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☑ property, known as 224 Downeymeade Dr., Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at 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.

Witness my/our hands this 28th day of August, 2015.

Regions Bank DBA Regions Mortgage
Steven Purser, Vice President

State of Mississippi
County of Forrest

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Steven Purser with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Regions Bank DBA Regions Mortgage and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of Regions Bank DBA Regions Mortgage by himself as Vice President.

Witness my hand and official seal at Hattiesburg, ~~Alabama~~ Mississippi, this 26 day of August, 2015

Notary Public
My Commission Expires: 6-16-18

File No.: 9964

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