RECORDING INFORMATION
BILL GARRETT, Davidson County Trans:T20150094141 DEEDWARRSP Recvd: 11/04/15 13:47 2 pgs Fees:13.00 Taxes:1202.50 20151104-0112517

This Instrument Prepared By:
Heritage Title & Escrow Co., Inc.
123 Fifth Ave. North
Franklin, TN 37064
Telephone: (615) 790-8116

File No: 00012175

MAP - PARCEL NO: 117-07-0C-125.00 CO

Send Tax Statements To:	**Name/Address New Owner:**	**Name of Mortgagee:**
BANK OF TENNESSEE	WILLIAM CHILDRESS	BANK OF TENNESSEE
165 INDIAN LAKE BLVD. STE 107	125 HAMPTON PLACE UNIT 125	165 INDIAN BLVD. STE 107
HENDERSONVILLE, TN 37075	NASHVILLE, TN 37215	HENDERSONVILLE, TN 37075

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt of which is hereby acknowledged, **REGIONS BANK, FORMERLY AMSOUTH BANK, SUCCESSOR TRUSTEE UNDER THE WILL OF LEON MARLOWE FOR THE BENEFIT OF ALBERT MARLOWE, GST**, have bargained and sold and by these presents do transfer and convey unto **MARA SCHLECK, unmarried and WILLIAM CHILDRESS, unmarried**, their heirs and assigns forever, the following described property, to wit:

A certain Condominium apartment in Davidson County, Tennessee, being Unit No. 125 on the Plan of Hampton Townhomes, of record in Book 5200, page 421, 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, formerly known as AmSouth Bank, Successor Trustee under the will of Leon Marlowe for the Benefit of Albert Marlowe, by Quitclaim Deed from Bank of America (as successor to Nationsbank of Tennessee, N.A.) Trustee under the will of Leon Marlowe, for the benefit of Albert Marlowe, GST, Dated March 22, 2001 and recorded March 30, 2001, of record in Instrument No. 20010330-0030863, Register's Office for Davidson County, Tennessee.

This is ☑ improved ☐ unimproved property known as 125 Hampton Place, Unit 125, Nashville, TN 37215.

TO HAVE AND TO HOLD said tract of land, together with all improvements thereon and all appurtenances thereunto belonging unto the said Grantees, their heirs and assigns forever.

THIS CONVEYANCE IS SUBJECT TO:

1. Davidson County property taxes for subsequent years are a lien, but are not yet due and payable.
2. All matters as shown on the Plan of record in Plat Book 5200, page 421, Register's Office for Davidson County, Tennessee.
3. Charter for Homeowners Association of record in Book 5894, page 756, amended in Book 7570, page 314, Book 7866, page 388, Register's Office for Davidson County, Tennessee.

4. Master Deed and By-Laws of record in Book 5891, page 897, Register's Office for Davidson County, Tennessee.

5. Easement for sanitary sewer and/or storm drainage of record in Book 4110, page 257, Register's Office for Davidson County, Tennessee.

AND GRANTOR DOES FURTHER COVENANT and bind itself, its successors and assigns, to warrant and defend the title to said land to Grantees their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantors, but not otherwise.

IN TESTIMONY WHEREOF, Grantor has hereunto set its signature, this the 30 day of October, 2015.

REGIONS BANK, FORMERLY AMSOUTH BANK, SUCCESSOR TRUSTEE UNDER THE WILL OF LEON MARLOWE FOR THE BENEFIT OF ALBERT MARLOWE, GST

BY: Thomas A. Allen

THOMAS A. ALLEN, Vice President/Trust Officer

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

PERSONALLY appeared before me, the undersigned, a Notary Public in and for said County and State, **THOMAS A. ALLEN**, 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/Trust Officer** of **REGIONS BANK, FORMERLY AMSOUTH BANK, SUCCESSOR TRUSTEE UNDER THE WILL OF LEON MARLOWE FOR THE BENEFIT OF ALBERT MARLOWE, GST,** the within named bargainor, and that he as such **Vice President/Trust Officer**, respectively, being authorized so to do, executed the within instrument for the purposes therein contained, by signing the name of the Trust by himself as **Vice President/Trust Officer** respectively.

WITNESS my hand and seal, at office, on this 30 day of October, 2015.

My Commission Expires:
2-18-19

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

I CERTIFY that the actual consideration or value, whichever is greater, for this transfer is the sum of **$325,000.00**.

Affiant

SWORN TO and subscribed before me on this 30 day of October, 2015.

My Commission Expires:
2-18-15

Notary Public

STEPHANIE A. GLENN
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY