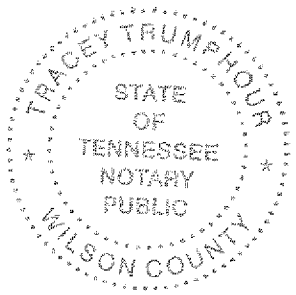
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,502.00

Anita Lynn Pace
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th day of November, 2015.

Tracey Trumphour
Notary Public

MY COMMISSION EXPIRES: 8.14.17

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Anita Lynn Pace	Pinnacle Bank	075120A08500CO
(NAME)	(NAME)	
4917 Scotts Creek Parkway	150 3rd Ave S, Ste 900	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Nashville, TN 37201	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARRSP
Recvd: 11/09/15 11:17 3 pgs
Fees:18.00 Taxes:497.66
20151109-0113759

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regions Bank d/b/a Regions Mortgage**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Anita Lynn Pace, an unmarried woman**, hereinafter called the GRANTEE(S), their heirs and/or 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. 6, on the plan of Cedar Creek, Phase Two, of record in Plat Book 7900, Page 5, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Brandon Clark Miller by Warranty Deed from Donald R. Cook and wife, Margaret Cook, dated 08/10/2009, recorded 09/02/2009 of record in Instrument No. 20090902-0082655, in the Register's Office for Davidson County, Tennessee. Being the same property further conveyed to Regions Bank d/b/a Regions Mortgage, by Substitute Trustee's Deed from Brock and Scott, PLLC, as Substitute Trustee, dated 06/01/2015, recorded 06/08/2015 of record in Instrument No. 20150608-0053310, in the Register's Office for Davidson County, Tennessee.

This conveyance is subject to: All matters shown on the plat of record in Plat Book 7900, Page 5; Covenants, conditions, easements and restrictions of record in Book 7768, Page 238 as amended of record in Book 7945, Page 901; Charter of the Homeowners Association of record in Book 8414, Page 69, in the Register's Office for Davidson County, Tennessee.

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.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 4917 Scotts Creek Parkway, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 4th day of November, 2015

REGIONS BANK D/B/A REGIONS MORTGAGE

Steven Purser
Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

State of ~~Tennessee~~ MS
County of Forrest

Personally appeared before me, a notary public in and for the state and county aforementioned, 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 Vice President of Regions Bank d/b/a Regions Mortgage and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Vice President.

WITNESS my hand and seal this 4th day of November, 2015.

Notary Public
My Commission Expires: 2/4/17

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

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

True Copy Certification

I, Kimie Perry, 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.

Kimie Perry

Signature

State of Tennessee

County of Wilson

Personally appeared before me, Tracey Trumpour, a notary public for this county and state, Kimie Perry who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Tracey Trumpour

Notary's Signature

My Commission Expires: 8.14.17

Notary' Seal (if on paper)

TRACEY TRUMPOUR
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY