BILL GARRETT, Davidson County
Trans:T20160029378 DEEDWARRSP
Recvd: 04/11/16 15:16 2 pgs
Fees:13.00 Taxes:573.50
20160411-0034649



STATE OF TENNESSEE
COUNTY OF DAVIDSON
The actual consideration or value, whichever is greater, for this transfer is: $154,999.00

Affiant

Subscribed and sworn to before me, this 7 day of APRIL, 2016.

Notary Public
My commission expires: 10-23-19

This Instrument Was Prepared By:
Signature Title Services, LLC
1517 Hunt Club Blvd., Ste 200
Gallatin, TN 37066

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
Jami A. Nellis 1300 8th Street Old Hickory, TN 37138	New Owner	04414008100

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATIONE OF THE SUM OF ten dollars ($10.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the undersigned **REGIONS BANK** herein referred to as Grantor, does hereby convey, assign, and warrant unto **JAMI A NELLIS,** an unmarried woman hereinafter referred to as Grantee, all of its rights, title and interest in that certain parcel situated in Davidson County, Tennessee, to wit:

Land in Davidson County, Tennessee, being Lot No. 49 on the plan of Rolling Green Subdivision, of record in Book 1424, page 75, Register's Office for Davidson County, Tennessee, described as follows:

Said Lot No. 49 fronts 90 feet on the North side of 8th Street and extends back between parallel lines 200 feet to a dead line measuring 90 feet.

Being the same property conveyed to Regions Bank from Priority Trustee Services of TN, LLC, as Substitute Trustee (appointed in Instrument No. 20150918-0095089), by Substitute Trustee's Deed dated October 22, 2015 and of record in Instrument No. 20151102-0110877, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD all of the Grantor's right, title, and interest in and to the above described property unto the said Grantee, Grantee's heirs, administrators, executors, successors and/or assigns forever IN FEE SIMPLE; so that neither Grantor nor Grantor's heirs, administrators, executors, successors and/or assigns, shall have, claim, or demand any right or title to the aforesaid property, premises, or appurtenances, or any part thereof.

AND THE SAID Grantor will only warrant and forever defend the right and title to the above described property unto the said Grantee against claims of those persons claiming by, through or under Grantor, but not otherwise.

AND THE GRANTOR, DOES HEREBY CONVEY CONVENANT with the Grantee, except as above noted, that, at the time of delivery of this Deed, the premises were free from all encumbrances made by it, and that will warranty 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 of 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 Grantee has thoroughly inspected, examines and accepts the parcel along with any existing structures, improvements, and appurtenances thereunto belonging, if any, and is purchasing same in "as is", "where is" condition, without warranty. In addition, Grantee understands that the Grantor, its agents, successors and/or assigns, have not made any representation or warranties, either expressed or implies, regarding this parcel and that Grantee is purchasing same based on the Grantee's sole judgment and diligent inquiry.

By acceptance of this deed, as evidenced by having same recorded, Grantee affirms that content of this document and expressly agrees to indemnify and hold Grantor, its agents, successors or assigns, harmless from any and all claims (whether made by the Grantee, its agents, successors, assigns or any other party) regarding deficiency as to the condition of the property and/or any existing structures on said parcel.

The above warranty and this conveyance is made subject to any and all reservations, restrictions, easements, exceptions, covenants and conditions of record, including mineral, oil, or gas reservations and any covenants and/or restrictions of record, any and all Power Line Easements, or other Easements or Rights of Way of record.

It is agreed and understood that the taxes for the current year have been prorated as of this date on an estimated basis, and that when said taxes are actually determined, if the proration as of this date is incorrect, the parties herein agree to pay on the basis of an actually proration. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signature, this 6th day of April, 2016.

By: Steven Purser
As: Vice President
For: Regions Bank

STATE OF Mississippi

COUNTY OF Forrest

PERSONALLLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 6th day of April, 2016, within my jurisdiction, the within named, Steven Purser who acknowledged that he/she/they is/are the VICE PRESIDENT OF REGIONS BANK, and that for and on behalf of the said partnership, and as its act and deed executed and delivered the above and foregoing instrument, after having been authorized to do so.

STATE OF MISSISSIPPI
MELISSA DUCK
ID No. 113468
Com. Exp. 08-19-2019
NOTARY PUBLIC
FORREST COUNTY

Melissa Duck
NOTARY PUBLIC
My Commission Expires: 8/19/2019