Davidson County DEEDWARR
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Fees:23.00 Taxes:3145.00
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#32924

THIS INSTRUMENT PREPARED BY: **Mudter & Patterson** **An Association of Attorneys** **3811 Bedford Avenue, Ste. 205** **Nashville, Tennessee 37215** **Record & Return To:** **First Title & Escrow Co., Inc.** **FTEC File No. 32924-04-2016**	STATE OF TENNESSEE, COUNTY OF DAVIDSON: The actual consideration or value, whichever is greater, for this transfer is: $850,000.00. Thomas A. Allen Affiant Subscribed and sworn to before me, 27th day of April, 2016. Notary Public My Commission Expires:

GEORGE E. MUDTER, JR. STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON MY COMMISSION EXPIRES MAY 3, 2019

LIMITED WARRANTY DEED

Address New Owner: James L. Shaub, II Julianna M. Shaub 219 Page Road Nashville, TN 37205	**Send Tax Bills To:** Pinnacle Bank 150 3rd Avenue South, Suite 900 Nashville, TN 37201	**Tax Information:** Map and Parcel No.: 130 09 0 011 00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regions Bank, Successor Trustee of the Margaret Thompson Smith Trust for Ellen Louise Smith, dated May 16, 1995**, ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **James L. Shaub, II and Julianna M. Shaub, husband and wife** ("Grantee"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described on Exhibit "A" hereto.

This is improved property located at 219 Page Road, Nashville, TN, 37205

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantee, its successors, heirs and assigns, forever.

And Grantor covenants with Grantee that Grantor is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it. This conveyance and all covenants and warranties made herein are expressly subject to those matters set forth on Exhibit "A". Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate against the lawful claims of all persons, claiming by, through or under it but no further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument, the corporate party by its duly authorized officer(s) on the 27th day of April, 2016.

Regions Bank, Successor Trustee of the Margaret Thompson Smith Trust for Ellen Louise Smith, dated May 16, 1995

BY: Thomas A. Allen

Thomas A. Allen, Vice President & Trust Officer

STATE OF TENNESSEE, COUNTY OF DAVIDSON SS.:

Before me, the undersigned, of the State and County aforesaid, personally appeared Thomas A. Allen, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged to be the Vice President & Trust Officer (or other officer authorized to execute the instrument) of Regions Bank, Successor Trustee of the Margaret Thompson Smith Trust for Ellen Louise Smith, dated May 16, 1995 the within named bargainor, and that as such executed the foregoing instrument for the purposes therein contained.

Witness my hand this 27th day of April, 2016.

Notary Public

My Commission Expires:

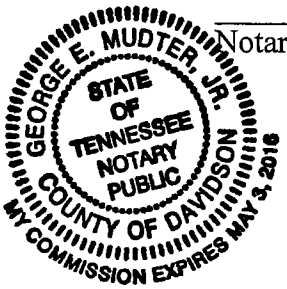


EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 15, Block K, 2nd Revised Plan of Highlands of Belle Meade No. 2, of record in Plat Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to AmSouth Bank, Trustee of the Margaret Thompson Smith Trust for Ellen Louise Smith, dated May 16, 1995, from Ellen Louise Smith, single, of record in Instrument No. 20041129-0141693, Register's Office for Davidson County, Tennessee. AmSouth Bank merged with Regions Bank, and title is now vested in Regions Bank, as Successor Trustee of the Margaret Thompson Smith Trust for Ellen Louise Smith, dated May 16, 1995.

This conveyance is made subject to:

1. State and County taxes for the year 2016, which have been prorated and assumed by Grantee. Map and Parcel No. 130 09 0 011 00.
2. All matters appearing on the Plan of record as Book 1130, pages 71 and 72, Register's Office for Davidson County, Tennessee.
3. Restrictive Covenant for Detached Structure, recorded in Instrument No. 20050622-0071644, Register's Office for Davidson County, Tennessee.

True Copy Certification

I, KELLY E. COX, 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.

KELLY E. COX

STATE OF TENNESSEE
COUNTY OF DAVIDSON

Personally appeared before me, EILEEN K. HOPKINS, a notary public for this county and state, KELLY E. COX, 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: _____
Notary Seal:

