	STATE OF TENNESSEE COUNTY OF DAVIDSON The actual consideration or value, whichever is greater, for this transfer is: $60,000.00 Affiant Subscribed and sworn to before me, this 5th day of May, 2016. Notary Public My Commission Expires: 9/11/17 FILE: ST16-OUT-1138

Davidson County DEEDWARRSP
Recvd: 05/26/16 11:57 3 pgs
Fees:18.00 Taxes:222.00
20160526-0053136

MARK B. FREEDOM NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

This Instrument Was Prepared By:
Signature Title Services, LLC
4711 Trousdale Dr. Suite 120
Nashville TN 37220

Address of New Owner:	**Send Tax Bills To:**	**Map/Parcel:**
WALKER G. BLOODWORTH 2817 WEST END AVE, 126-256 NASHVILLE, TN 37203	NEW OWNER 2817 WEST END AVE, 126-256 NASHVILLE, TN 37203	01700007700

SPECIAL WARRANTY DEED

STATE TENNESSEE
COUNTY OF DAVIDSON

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 **WALKER G. BLOODWORTH, UNMARRIED MAN** hereinafter referred to as Grantee, all of its rights, title and interest in that certain parcel situated in Davidson County, Tennessee, to wit:

Situated in the 10th Civil District of Davidson County, Tennessee:

Beginning at 15 inch Hackberry Tree in the southerly property line of the property of Mrs. Rosa Henley Greer, mentioned above, 290 feet from elm near a bluff mentioned in her aforesaid deed; thence from said hackberry tree, south 7-1/2° west 290 feet to said elm tree near bluff; thence south 12-1/2° east 88 feet to an iron pin in the center of Lick Ton Pike; thence in a northerly direction with the center of Lick Ton Pike, 125 feet to an iron pin in the center thereof; thence in a northwesterly direction 325 feet to an iron pin 150 feet NE of the point of beginning; thence 150 feet in a southwesterly direction to the point of beginning.

Being the same property conveyed to Regions Bank from J. Phillip Jones, Substitute Trustee (appointed in Instrument No. 20151026-0108877), by Substitute Trustee's Deed dated December 11, 2015 of record in Instrument No. 20151214-0125563, Register's Office for Davidson County, Tennessee.

PROPERTY KNOWN AS: 5630 LICKTON PIKE, GOODLETTSVILLE TN 37072

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 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, all proration figures shall be final and the grantee shall be responsible for the difference. All subsequent years' taxes are specifically assumed by Grantee herein.

WITNESS our signature, this 23rd day of May, 2016.

_____ (SIGNATURE)

By: Steven Purser, Vice President
For: Regions Bank

STATE OF MS
COUNTY OF FORREST

PERSONALLLY APPEARED BEFORE ME, the undersigned authority in and for the said county and state, on this 23rd day of May, 2016, within my jurisdiction, the within named, Steven Purser, VP who acknowledged that he/she/they is/are the VICE PRESIDENT OF REGIONS BANK, and that for and on behalf of REGIONS BANK, and as its act and deed executed and delivered the above and foregoing instrument, after having been authorized to do so.

_____
NOTARY PUBLIC
My Commission Expires: _____

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

True Copy Certification

I, KRISTEN TRAINI, 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.

Signature

State of TENNESSEE

County of SUMNER

Personally appeared before me, DARLENE K SUHRBIER, a notary public for this county and state, KRISTEN TRAINI 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: 5-27-19

Notary' Seal (if on paper)

