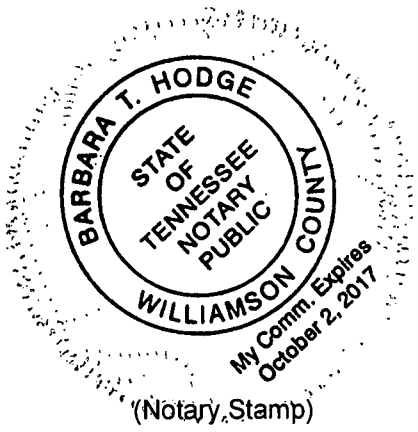
BILL GARRETT, Davidson County
Trans:T20160049901 DEEDWARRSP
Recvd: 06/13/16 14:58 2 pgs
Fees:13.00 Taxes:310.80
20160613-0059698



(Notary Stamp)

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater, for this transfer is **$84,000.00.**

Affiant

Subscribed and sworn to before me, this 10th day of June, 2016.

Notary Public

My commission expires: 10/2/17

THIS INSTRUMENT PREPARED BY:
Keith H. Solomon, Attorney
SolomonParks Title & Escrow, LLC
8119 Isabella Lane, Ste. 105, Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner	Send Tax Bills To	Map-Parcel Number
Pamela Marks-Shulman	Pamela Marks-Shulman	120-02-0-058.00
4306 Parkview Circle	4306 Parkview Circle	
Nashville, TN 37207	Nashville, TN 37207	

FOR AND IN CONSIDERATION of the sum of Ten dollars ($10.00), cash in hand paid by the hereinafter named Grantee, and other good and valuable considerations, the receipt of which is hereby acknowledged, I,

Regions Bank, as successor by merger to Amsouth Bank

(hereinafter called the "Grantor"), have bargained and sold, and by these presents do transfer and convey unto

Pamela Marks-Shulman, a married woman

(hereinafter called the "Grantee"), his heirs and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 242 on the Plan of A Subdivision of The Temple O. Harris Farm, Miro Meadows of record in Plat Book 1424, Page (s) 94 and 95, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Jacquelyn S. Holcomb by Quitclaim deed from Jerry A. Holcomb of record in Book 9028, page 338, Register's Office for Davidson County, Tennessee, dated July 07, 1993 and recorded on July 28, 1993. The said Jacquelyn S. Holcomb having since died 4/20/2012, (Value or consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Regions Bank as successor by merger to Amsouth Bank by Substitute Trustee's deed from J. Phillip Jones, Substitute Trustee of record in Instrument No. 20150408-0030727 Register's Office for Davidson County, Tennessee, dated April 03, 2015 and

recorded on April 08, 2015. (Value of consideration shown in aforementioned deed $64,000.00.) Being also known as 1300 Vultee Boulevard Nashville, Tennessee 372171923.

This is **improved** property known as **1300 Vultee Boulevard, Nashville, TN 37217-1923.**

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said land in fee simple, has a good right to convey it and the same is unencumbered, except as follows:

1. Real estate taxes for the current year, which have been prorated between the parties herein and assumed by the Grantee. **OR** Real estate taxes for all subsequent years, the current year's taxes having been previously paid (or paid at closing) and prorated between the parties herein.
2. Covenants, conditions, restrictions, reservations and easements, if any, contained in former instruments of record pertaining to subject property.
3. Subject to all matters shown on the Plan of record in Plat Book 1424, Pages 94 and 95, 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. 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.

IN WITNESS WHEREOF the Grantor has hereunto executed this instrument on this the 8th day of June, 2016.

Regions Bank, as successor by merger to Amsouth Bank

By: _____
Steven Purser, Vice President

STATE OF Mississippi
COUNTY OF forrest

Personally appeared before me, a Notary Public of said County and State, **Steven Purser,** with whom I am personally acquainted or (who proved to me his identity on the basis of satisfactory evidence), and who, upon oath acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Vice President** of **Regions Bank, as successor by merger to Amsouth an Alabama corporation** and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 8th day of June, 2016.

_____
Notary Public

My Commission Expires: 8/19/2019

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

SolomonParks File No. 160212

SP 11/2015