NEW OWNER:

Michael J. Lemming
Megan E. Ernst Lemming
4618 Belmont Park Terrace
Nahville, TN 37215

SEND TAX BILLS TO:
NEW OWNER

Map 131
Group 11-0
Parcel 073.00

THIS INSTRUMENT PREPARED BY:

TRESSLER & ASSOCIATES, PLLC
Attorneys at Law
212 North Castle Heights Ave
Lebanon, TN 37087
FILE NO: 16-0945

BILL GARRETT, Davidson County
Trans:T20160100744 DEEDWARRSP
Recvd: 11/15/16 12:07 3 pgs
Fees:18.00 Taxes:1831.50
20161115-0120319

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Four Hundred Ninety-Five Thousand and 00/100 Dollars ($495,000.00) cash in hand paid, the receipt of which is hereby acknowledged, REGIONS BANK F/K/A AMSOUTH BANK, TRUSTEE OF THE MORGAN FAMILY TRUST U/W/O LAURABEL B. MORGAN("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto MICHAEL J. LEMMING AND MEGAN E. ERNST LEMMING, JOINT TENANTS, ("Grantee"), their successors and assigns, forever, the following tract or parcel of land, situated and lying in Davidson County, Tennessee, bound and described as follows, to-wit:

Being Lot No. 31 on the plan of Section 1, Seven Hills, as of record in Book 2133, Pages 81 and 82, Register's Office for Davidson County, Tennessee. Said Lot No. 31 fronts 189 feet on the east side of Belmont Park Terrace and runs back between lines, 238.7 feet on the north line and 243.9 feet on the south line to a dead line in the rear which is a broken line on which it measures 189.6 feet.

BEING part of the same property conveyed to AmSouth Bank, Trustee of the Morgan Family Trust U/W/O Laurabel B. Morgan, by Quitclaim Deed from Katharine Morgan, Executor of the Estate of Laurabel Morgan, dated July 31, 2002, and of record in Instrument No. 20020801-0092564, Register's Office for Davidson County, Tennessee.

This is IMPROVED property known as 4618 Belmont Park Terrace, Nashville, Tennessee 37215.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto belonging, unto the said Grantee, his successors and assigns, in fee simple, forever.

Grantor does hereby covenant with Grantee that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever except as otherwise provided herein; and Grantor does further covenant and bind itself, its successors and assigns, to warrant and forever defend the title to said land to said Grantee, its successors and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but not otherwise.

This conveyance is made subject to any and all visible easements or rights-of-way, and rights-of-way,

easements, restrictions, etc., of record, if any.

IN WITNESS WHEREOF, Grantor has executed or caused this instrument to be executed by its duly authorized representatives this 4 day of NOVEMBER, 2016.

REGIONS BANK F/K/A AMSOUTH BANK, TRUSTEE OF THE MORGAN FAMILY TRUST U/W/O LAURABEL B. MORGAN

BY: DAVID P. ROGERS

IT'S: VICE PRESIDENT

STATE OF TENNESSEE
COUNTY OF _____

Personally appeared before me, the undersigned, a notary public in and for the state and county aforesaid, David P. Rogers, Vice President of Regions Bank, f/k/a AmSouth Bank, Trustee, with full power to bargain, sell, transfer, convey, mortgage or encumber without the joinder of any beneficiary, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who acknowledged that he executed the within instrument for the purposes therein contained.

DONNA MARIE CLEMMONS STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

WITNESS my hand and official seal at office this 4TH day of November, 2016.

NOTARY PUBLIC

My commission expires: August 20, 2019

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The actual consideration or value, whichever is greater, for this transfer is $495,000.00.

AFFIANT

Sworn to and subscribed before me this 4 day of Nov, 2016.

NOTARY PUBLIC

MELISSA EDDY STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF WILSON

My commission expires: _____

MY COMMISSION EXPIRES: JANUARY 24, 2017

LEGAL DESCRIPTION

Being Lot No. 31 on the plan of Section 1, Seven Hills, as of record in Book 2133, Pages 81 and 82, Register's Office for Davidson County, Tennessee.

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BEING the same property conveyed to Thomas H. Morgan and wife, Laurabel B. Morgan, by Warranty Deed, from Woodhaven Homes, Incorporated, dated November 10, 1954, and of record in Book 2401, Page 567, Register's Office For Davidson County, Tennessee

This is IMPROVED property known as 4618 Belmont Park Terrace, Nashville, Tennessee 37215.