Bill Garrett Davidson County
Batch# 3012 DEEDWARRSP
09/21/2017 12:44:30 PM 2 pgs
Fees: $13.00 Taxes: $962.00
20170921-0096943

This instrument prepared by and after recording return to:

Signature Title Services, LLC
7065 Moores Lane
Brentwood, Tennessee 37027

****

Address of New Owner:	Send Tax Bills to:	Map/Parcel:
Justin D. Hogg **2800 Hody Drive** **Nashville, Tn 37206**	NEW OWNER	**08315013400**

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SPECIAL WARRANTY DEED

That **Regions Bank, Trustee of the Hody House Irrevocable Trust**(herein called the "Grantor"), for and in consideration of the sum of Ten Dollars ($10.00) and other good and valuable consideration to the Grantor in hand paid **Justin D. Hogg and Sarah L. Hogg, husband and wife**, (herein called the "Grantee"), the receipt and sufficiency of which are hereby acknowledged, has **GRANTED, SOLD AND CONVEYED**, and by these presents does **GRANT, SELL AND CONVEY**, unto the Grantee, that certain tract or parcel of real property situated in Davidson County, Tennessee, described below together with all and singular the rights, benefits, privileges, easements, tenements and appurtenances pertaining thereto, including any right, title and interest of the Grantor in and to adjacent streets, roads, alleys, improvements, buildings and fixtures located thereon (said land, together with such rights, benefits, privileges, tenements and appurtenances, and improvements, buildings and fixtures being hereinafter collectively called the "Property"):

Land in Davidson County, Tennessee, being Lot No. 153 on the Plan of Section One, Fortland Park, as of record in Book 2663, page 61, and as amended in Book 2799, page 43, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Christine C. Barggren, unmarried, by Warranty Deed from John C. Manier, married, dated March 31, 2000, of record in Instrument No. 20000331-0032523, Register's Office for Davidson County, Tennessee. Christine C. Barggren, unmarried, conveyed her interest in subject property to Christine C. Barggren, as Trustee of the Christine C. Barggren Revocable Trust dated August 4, 2000, by Quitclaim Deed dated June 10, 2004, of record in Instrument No. 20040621-0073337, Register's Office for Davidson County, Tennessee. Christine C. Barggren, Trustee of the Christine C. Barggren Revocable Trust dated August 4, 2000, conveyed her interest in subject property to Regions Bank, Trustee of the Hody House Irrevocable Trust, by Quitclaim Deed dated July 22, 2014, of record in Instrument No. 20140725-0066472, Register's Office for Davidson County, Tennessee.

This is improved property commonly known as: 2800 Hody Drive, Nashville, Tennessee 37206.

This conveyance is subject to taxes for the year 2017 and subsequent years, and to any and all restrictions and easements which may affect the property and are currently of record.

TO HAVE AND TO HOLD the Property, together with all and singular rights and appurtenances thereto in anywise belonging, as aforesaid, unto the Grantee, its successors and assigns, forever, subject to those matters as set forth herein.

The Grantor, for itself and its heirs, successors and assigns covenants with the Grantee that the Grantor is lawfully seized of a good, absolute and individual estate in fee simple of the Property, subject only to those matters as set forth herein; that the Grantor has good right and lawful authority to sell and convey the property; that the Grantor has done no act to encumber the Property; and that the Grantee shall have quiet possession of the Property; and the Grantor does hereby bind itself, its successors and assigns, to **WARRANT AND FOREVER DEFEND** all and singular the Property unto the Grantee, its successors and assigns, against only such persons whosoever lawfully claiming or to claim the same or any part thereof, by, through or under the Grantor.

IN WITNESS WHEREOF, this Special Warranty Deed is executed by the Grantor as of this, the **18th** day of **September, 2017.**

Regions Bank, Trustee of the Hody House Irrevocable Trust

By: _____
David P. Rogers, Vice President

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

Personally appeared before me, a Notary Public of said County and State, **David P. Rogers, Authorized Agent for Regions Bank, Trustee of Hody House Irrevocable Trust,** the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they, as Authorized Agent for the Trustee, executed the within instrument in the capacity and for the purposes therein contained.

Witness my hand, at office, this 18th day of September, 2017.

COUNTY OF DAVIDSON MARK B. LEEDOM STATE OF TENNESSEE NOTARY PUBLIC

_____
Notary Public

My Commission Expires: 9/7/21

State of Tennessee
County of Davidson

The actual consideration or value for this property (whichever is greater) is $260,000.00.

_____
Affiant

Sworn to and subscribed before me this 18th day of September, 2017.

_____
Notary Public

My Commission Expires: 7-26-2021

JODI JACKSON STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

True Copy Certification

I, Penny Y. Ray, 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 Williamson

Personally appeared before me, Patricia Haggard a notary public for this county and state, Penny Y. Ray 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: 3/6/19
Notary' Seal (If on paper)

PATRICIA HAGGARD STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY My Commission Expires 05-06-2019