This Instrument Was Prepared By:
CAMPBELL LAW SOLUTIONS
Attorneys At Law
P.O. Box 60600
Nashville, TN 37206-0600

Bill Garrett Davidson County
Batch# 3750 DEEDWARRSP
09/22/2017 10:33:48 AM 5 pgs
Fees: $28.00 Taxes: $1,661.30
20170922-0097395

Address New Owner & Send Tax Bills To:

James A. Terrell
6027 Landmark Place
Brentwood, TN 37027

Map & Parcel Number:

Map 132-1, Parcel 186

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00) cash in hand paid by the hereinafter named Grantee, and for other good and valuable consideration, the receipt and sufficiency of which consideration are hereby acknowledged, **Richard S. Regen, Jr., Executor Of The Estate Of Richard S. Regen, Sr.** (the "Grantor"), has bargained and sold, and by these presents does transfer and convey unto **James A. Terrell** (the "Grantee"), in fee simple, certain real property situated in Davidson County, Tennessee, which property is more particularly described on Exhibit A which is attached hereto and made a part hereof by this reference, together with all right, title and interest of the Grantor, if any, in and to any easements and rights-of-way adjoining, abutting, or benefiting the same and together with the appurtenances, hereditaments, estate, title and interest thereto appertaining (all of the foregoing being hereinafter collectively referred to as the "Property").

TO HAVE AND TO HOLD the Property to the Grantee, its successors and assigns, in fee simple forever; subject, however, to the matters set forth in Exhibit B which is attached hereto and made a part hereof by this reference.

The Grantor covenants that the Grantor is lawfully seized and possessed of the Property; that the Grantor has full power and lawful authority to sell and convey the Property; that the

Property is free from all encumbrances made or suffered by the Grantor, except to the extent otherwise set forth in Exhibit B hereto; and the Grantor will forever warrant and defend the title to the Property against all persons lawfully claiming the same from, through or under the Grantor, but not otherwise.

Whenever in this instrument the terms Grantor and Grantee are used, such terms will be construed to include said parties, their respective heirs, legal representatives, successors and assigns, and such terms, or pronouns therefor, will be construed to include the masculine, feminine or neuter gender and the singular number will include the plural, all as the context may require.

IN WITNESS WHEREOF, the Grantor has executed this deed on this 8th day of September, 2017.

Richard S. Regen

Richard S. Regen, Jr., Executor Of The Estate Of Richard S. Regen, Sr.

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater, for this transfer is $449,000.00.

Affiant

Subscribed and sworn to before me, this the 8 day of September, 2017.

R. L. MOORE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENNESSEE

Notary Public For The State Of Tennessee
My Commission Expires: March 3. 2020

STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

Personally appeared before me, the undersigned, a Notary Public in and for said State and County, the within named Richard S. Regen, Jr., executor of the estate of Richard S. Regen, Sr., the bargainor, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he, as executor, executed the within instrument for the purposes therein contained.

WITNESS my hand and seal, this 8th day of September, 2017.

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Kimberly H Wayman
Notary Public For The State Of Tennessee
My Commission Expires: 5/3/2021

Exhibit A

Legal Description

Land in Davidson County, Tennessee, being Lot No. 69 on the Map of Rolling Meadows, of record in Book 1424, Pages 98 and 99, in the Register's Office for Davidson County, Tennessee.

Said Lot No. 69 fronts 110 feet on the southerly side of Greerland Drive and runs back between lines, 175 feet on the easterly line and 200 feet on the westerly line to a dead line in the rear on which it measures 112.3 feet.

Being the same property conveyed to Richard S. Regen and wife, Maxine M. Regen, by quitclaim deed from Kenneth L. Campbell, Trustee, of record in Book 11178, Page 959, in the Register's Office for Davidson County, Tennessee. Maxine M. Regen has since died, leaving Richard S. Regen as the sole owner. Maxine M. Regen and Charlotte M. Regen are one and the same person. Richard S. Regen is now deceased, and the last will and testament of Richard S. Regen was admitted to probate by the Probate Court of Davidson County, Tennessee, on August 17, 2017, with Richard S. Regen, Jr., being the executor. Under the will, the property is part of the probate estate, and the executor is given the power to sell the property.

This property is located at 951 Greerland Drive, Nashville, TN 37204 [Map/Parcel: 132 01 0 186.00].

Exhibit B

Exceptions

1. All matters shown on the Plan of Rolling Meadows of record in Book 1424, Pages 98 and 99, Register's Office for Davidson County, Tennessee.

2. Utility easement of record in Book 1757, Page 427, Register's Office for Davidson County, Tennessee.

3. Easements for utilities serving the premises herein described.

4. Title to the portion of the property within the boundaries of any roads.