Bill Garrett Davidson County
Batch# 43529 DEEDWARRSP
01/02/2018 02:39:44 PM 5 pgs
Fees: $28.00 Taxes: $1,503.68
20180102-0000519

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

Address New Owner & Send Tax Bills To:

Aubrey B. Harwell, Jr., Trustee
1201 Demonbruen Street, Suite 1000
Nashville, TN 37203

Map & Parcel Number:

118 14 0 012.00

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 **Aubrey B. Harwell, Jr., Trustee** (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 29th day of December, 2017.

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 $406,400.00.

Affiant

Subscribed and sworn to before me, this the 29th day of December, 2017.

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public For The State Of Tennessee
My Commission Expires: May 3, 2021

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 29th day of December, 2017.

KIMBERLY H. WAYMAN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public For The State Of Tennessee
My Commission Expires: May 3, 2021

EXHIBIT A

LEGAL DESCRIPTION

Land in Davidson County, Tennessee, being the westerly 37 ½ feet of Lot No. 96 and the easterly 22 ½ feet of Lot No. 97 on the Map of Woodmont Boulevard Section of Marengo Park, of record in Book 1130, Page 2, in the Register's Office for Davidson County, Tennessee.

Said parts of Lot Nos. 96 and 97 front together 60 feet on the southerly side of General John B. Hood Trail and run s back between parallel lines 172 feet to a dead line.

DERIVATION

Being the same property conveyed to Richard S. Regen and wife, Charlotte M. Regen, by warranty deed from Lester M. Stearns and wife, Frances L. Sterns, of record in Book 3574, Page 31, 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, Docket No. 17P1319, 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.

ADDRESS AND TAX MAP INFORMATION

This property is located at 915 Winston Place, Nashville, TN 37204 [Map/Parcel: 11814001200].

EXHIBIT B

EXCEPTIONS

1. All matters shown on the Plan of Woodmont Boulevard Section of Marengo Park, record in Book 1130, Pages 2, in the Register's Office for Davidson County, Tennessee.

2. A 10-foot utility easement along rear line of premises.

3. A 35-foot building setback line from General John B. Hood Trail, as shown on plan of record in Book 1130, Page 2, in the Register's Office for Davidson County, Tennessee.

4. Easements for utilities serving the premises herein described.