THIS INSTRUMENT PREPARED BY: **Chapman & Rosenthal Title, Inc.** **1620 Westgate Circle Ste 150** **Brentwood, TN 37027** **CRT File No. 171113944**	STATE OF TENNESSEE) COUNTY OF DAVIDSON) The actual consideration or value, whichever is greater, for this transfer is: $545,000.00. Affiant Subscribed and sworn to before me, this 29 day of March, 2018. Notary Public My Commission Expires: 11-08-2022

Bill Garrett Davidson County
Batch# 75155 DEEDWARRSP
04/02/2018 09:37:30 AM 3 pgs
Fees: $18.00 Taxes: $2,016.50
20180402-0029956

Morgan Harrison State of Tennessee Notary Public Davidson County

SPECIAL WARRANTY DEED

Address New Owner: Ryan Alsup 5651 Hickory Springs Road Brentwood, TN 37027	Send Tax Bills To: New Owner	Tax Information: Tax Parcel ID No. 159-00-0-135.00

FOR AND IN CONSIDERATION of the sum of Ten and No/100 Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regions Bank, Trustee of The Cloud Family Trust U/W/O Margaret C. Cloud** ("Grantor"), has this day bargained and sold, and does hereby transfer and convey to **Ryan H. Alsup and Laura R. Alsup, husband and wife** ("Grantees"), its successors, heirs and assigns, all that tract or parcel of land in Davidson County, Tennessee, more particularly described as follows:

Land in Davidson County, Tennessee, being Lot No. 4 on the Plan of Section 2, Hickory Boulevard Estates of record in Plat Book 4175, Page 110, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Said Lot No. 4 fronts 274 feet on the Westerly side of Hickory Springs Road, and extends back 219.37 feet on the Northerly line and 228.37 feet on the Southerly line, to a dead line in the rear on which it measures 218.55 feet.

Being the same property conveyed to Robert F. Cloud and wife, Margaret C. Cloud by Warranty Deed from Haury & Smith Contractors, Inc of record in Book 4492, Page 53, Register's Office for Davidson County, Tennessee, dated April 07, 1971 and recorded on April 08, 1971. (Value or consideration shown in aforementioned deed $57,900.00.)

Being a portion of the same property conveyed to Margaret C. Cloud, Trustee of The Margaret C. Cloud Revocable Trust dated January 30, 2008 by Quitclaim Deed from Margaret C. Cloud of record in Instrument No. 20080204-0011357, Register's Office for Davidson County, Tennessee, dated January 30, 2008 and recorded on February 04, 2008. (Value or consideration as shown in aforementioned deed $0.00.)

Being the same property conveyed to W. Warner McNeilly, III, Executor of The Estate of Margaret C. Cloud by Quitclaim Deed from Margaret C. Cloud Revocable Trust dated January 30, 2008, Regions Bank, Successor Trustee of The Margaret C. Cloud Revocable Trust dated January 30, 2008 of record in Instrument No. 20170803-0079540, Register's Office for Davidson County, Tennessee, dated August 03, 2017 and recorded on August 03, 2017. (Value of consideration shown in aforementioned deed $0.00.)

Being the same property conveyed to Regions Bank, Trustee of The Cloud Family Trust U/W/O Margaret C. Cloud by Quitclaim Deed from W. Warner McNeilly, III, Executor of The Estate of Margaret C. Cloud of record in Instrument No. 20170811-0082743, Register's Office for Davidson County, Tennessee, dated August 11, 2017 and recorded on August 11, 2017. (Value of consideration shown in aforementioned deed $0.00

This is improved property known as 5651 Hickory Springs Road Brentwood, TN 37027

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging, to Grantees, its successors, heirs and assigns, forever.

And Grantor covenants that it is lawfully seized and possessed of said real estate in fee simple, has a good right to convey it, and that the same is unencumbered, except for current taxes, and restrictions and easements of record. Grantor further covenants and binds itself, its successors, heirs and assigns to warrant and forever defend the title to said real estate to Grantees, its successors, heirs and assigns against the lawful claims of all claiming by through or under Grantor, but not further or otherwise.

Whenever used, the singular shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

IN WITNESS WHEREOF, Grantor has executed this instrument on this 28th ~~day~~ of March, 2018.

Regions Bank, Trustee of the Cloud Family Trust U/W/O Margaret C. Cloud

BY: _____
David P. Rogers, Vice President Regions Bank, Trustee

STATE OF TENNESSEE)
COUNTY OF ~~DAVIDSON~~ Williamson)

Personally appeared before me, the undersigned, a Notary Public, in and for said County and State, David P. Rogers Vice President of Regions Bank Wealth Management Operations and Support, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon oath, acknowledged himself to be the Trustee of Cloud Family Trust U/W/O Margaret C. Cloud, the within named barganor, a Trust, and that David P. Rogers Vice President of Regions Bank Wealth Management Operations and Support acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said Trust for the purposes therein contained.

Witness my hand, at office, this 28th day of March, 2018.

_____
Notary Public
My Commission Expires: _____



Certificate of Authenticity

I, John Cobb Rochford, 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 Davidson

Personally appeared before me, Dianne R. Kirby, a notary public for this county and state, John Cobb Rochford 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: 09-07-21

Notary's Seal (If on paper)

DIANNE R. KIRBY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY