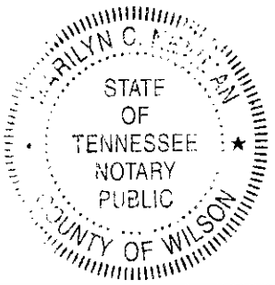
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Matthew R White
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 day of June 2018.

Notary Public

MY COMMISSION EXPIRES: 5-17-18

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Matthew R. White	First Community Mortgage, Inc	16201012400
(NAME)	(NAME)	Bill Garrett Davidson County Batch# 111378 **DEEDWARRSP** 07/02/2018 10:56:05 AM 2 pgs Fees: $13.00 Taxes: $980.50
349 Strasser Dr.	750 Old Hickory Blvd, Ste 262	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Brentwood, TN 37027	20180702-0063778
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **Regions Bank d/b/a Regions Mortgage, an Alabama Corporation**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Matthew R. White, single man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 2, Resubdivision of Lot No. 20, on the Plan of Fairlane Park Subdivision, of record in Plat Book 6900, Page 472, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Regions Bank d/b/a Regions Mortgage by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee dated 03/15/2018, recorded 03/19/2018, of record in Instrument No. 20180319-0025404, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to Joshua Cooley and Jessica Nixon, husband and wife by Warranty Deed from C. Michael Allen and wife, Cynthia Allen, dated 11/08/2016, recorded 11/10/2016, of record in Instrument No. 20161110-0119196, in the Register's Office for Davidson County, Tennessee. Being the same property conveyed to C. Michael Allen and wife, Cynthia Allen by Warranty Deed from Randall J. Walker and wife, Billie Jean Walker and Nancy Carol, dated 06/29/1992, recorded 07/07/1992, of record in Book 8670, Page 295, in the Register's Office for Davidson County, Tennessee.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other

easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 349 Strasser Dr., Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), his heirs and/or assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), his heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 26th day of June, 2018.

REGIONS BANK D/B/A REGIONS MORTGAGE

By: Joe Terrill, Vice-President

State of Mississippi
County of Forrest

Personally appeared before me, a notary public in and for the state and county aforementioned, Joe Terrill with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged himself to be Vice-President of Regions Bank d/b/a Regions Mortgage and that he as such Vice-President executed the foregoing instrument for the purposes therein contained, by signing the name of the entity by himself as Vice-President.

WITNESS my hand and seal this 26th day of June, 2018.

Melissa Duck
Notary Public
My Commission Expires: 8/19/2019

STATE OF MISSISSIPPI
MELISSA DUCK
ID No. 113468
Com. Exp. 08-19-2019
NOTARY PUBLIC
FORREST COUNTY

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122