STATE OF TENNESSEE)
COUNTY OF DAVIDSON)

The actual consideration or value, whichever is greater or this transfer is $442,320.00.

Affiant

Subscribed and sworn to before me this 2nd day of November, 2018.

Notary Public
My Commission Expires:
File No. G18-3708

BRIAN L. SMITH NOTARY PUBLIC STATE OF TENNESSEE SUMNER COUNTY

Karen Y Johnson Davidson County
Batch# 157094 **DEEDWARRSP**
11/06/2018 12:42:41 PM 2 pgs
Fees: $13.00 Taxes: $1,636.58

20181106-0109979

ADDRESS NEW OWNER(S) :	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
Diana Vraney (NAME)	(NAME)	064-03-0A-004.00-C
4041 Brandywine Pointe Boulevard (STREET ADDRESS)	4041 Brandywine Pointe Blvd (STREET ADDRESS)	
Old Hickory, TN 37138 (CITY) (STATE) (ZIP)	Old Hickory TN 37138 (CITY) (STATE) (ZIP)	

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION OF the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which are hereby acknowledged, **Regions Bank, An Alabama Corporation, hereinafter "Regions Bank"** ("Grantor"), has bargained and sold, and by these present does transfer, convey and specially warrant unto **Diana Vraney, an unmarried woman** ("Grantee"), Grantee's successors and assigns, a certain tract or parcel of land in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 69 on the Plan of Brandywine Pointe Subdivision, Phase One, Section 1, a Planned Unit Development, as of record in Book 7900, Page 164 and revised in Book 7900, Pages 170-172, Register's Office for said County, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Regions Bank by Substitute Trustee's Deed dated December 8, 2017 from J. Phillip Jones, Substitute Trustee, recorded December 13, 2017, in Instrument Number 20171213-0127106, in the Register's Office of Davidson County, Tennessee.

Subject to any and all plats, easements, restrictions, and other matters of record, including, but not limited to, the following:

1. This is a Planned Housing Development and is subject to Homeowner's dues and liens for assessment thereof.

2. Subject to the Restrictive Covenant, Condition, or Restrictions of record in Book 8120, Page 170, Book 9544, Page 69, Book 8671, Page 484, Book 9010, Page 627, Book 9576, Page 247, Register's Office for Davidson County, Tennessee.

3. Subject to Rules and Regulations of record in Instrument Number 20151207-0122778, Register's Office for Davidson County, Tennessee.

4. Subject to building restriction lines, easements, rights of way, notes, terms, conditions, restrictions and other criteria as shown on the Plat(s) recorded in Plat Book 7900, Pages 170-172, PUD Boundary Plat of record in Book 7900, Page 156, Register's Office for Davidson County, Tennessee.

5. Subject to Charter of Homeowner's Association of record in Book 9013, Page 39, Book 9117, Page 77, Register's Office for Davidson County, Tennessee.

6. Subject to By Laws of record in Book 10721, Page 835, Register's Office for Davidson County, Tennessee.

7. Subject to Charter of Dock Association of record in Book 8637, Page 563, Register's Office for Davidson County, Tennessee.

8. Subject to Dock Association Restrictions of record in Book 8695, Page 379, Book 9145, Page 957, Book 9576, Page

3708

846, Book 9776, Page 427, Book 10447, Page 711, Book 10684, Page 324, Register's Office for Davidson County, Tennessee.

9. Subject to Dock Easement for Parking, Ingress/Egress of record in Book 11108, Page 555, Register's Office for Davidson County, Tennessee.

10. Subject to Dedication of Utilities Easement of record in Book 9178, Page 781, Register's Office for Davidson County, Tennessee.

The 2018 taxes have been paid by the Grantor and the current taxes have been prorated between the Grantor and Grantee. All future taxes will be assumed by the Grantee herein.
The above legal description is the same as that contained in the previous deed of record.

This is improved property known as 4041 Brandywine Pointe Boulevard, Old Hickory, TN 37138.

TO HAVE AND TO HOLD the Property with the appurtenances, estate, title, and interest thereto belonging to the said Grantee, Grantee's successors and assigns, forever.

Grantor does covenant with Grantee that Grantor is lawfully seized and possessed of the Property in fee simple, has a good right to convey it, and the same is unencumbered except as set forth herein.

Grantor further covenants and binds itself, its successors and assigns, to warrant and forever defend the title to the Property to the Grantee, Grantee's successors and assigns, against the lawful claims of all persons claiming by, through, or under Grantor.

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 judgement.

IN WITNESS WHEREOF, Grantor has executed this Special Warranty Deed on this the 15 day of November, 2018.

Regions Bank, An Alabama Corporation, hereinafter "Regions Bank"

By: _____
Joe Terrill, Vice-President

STATE OF Mississippi
COUNTY OF Forrest

Personally appeared beofre me, the undersigned, a Notary Public in and of said County and State, the within named Joe Terrill, Vice-President of Regions Bank, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice-Presidnet of the maker or constituent of the maker, and is authorized by the maker or by constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and seal, at office in Hattiesburg this 15 day of November, 2018.

Melissa Duck
Notary Signature

Printed Name: Melissa Duck

My commission expires: 8/19/2019

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

PREPARED BY AND RETURN TO:

SMITH.SHOLAR.ASSOCIATES.PLLC.
P.O.BOX 663
GALLATIN, TN 37066