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SPECIAL **WARRANTY DEED**

Davidson County DEEDWARR
Recvd: 05/16/01 17:34 2pgs
Fees:11.00 Taxes:221.63

20010516-0051008

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 9TH DAY OF APRIL, 2001.

Notary Public

MY COMMISSION EXPIRES: May 20, 2002.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luis A. Del Mazo Jr.	AmSouth Bank	148-8-216
(NAME)	(NAME)	
4653 Long Branch	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, U.S. Bank National Association, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Luis A. Del Mazo Jr. and wife, Ashlee R. Del Mazo and Luis M. Del Mazo Sr. and wife, Cathy G. Clark, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

BEING Lot No. 30, on the Plan of Section Nine, Terragon Trails, of record in Plat Book 5200, page 85, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete description.

Being the same property conveyed to U.S. Bank National Association, by deed of record in Instrument No. 20010214-0014086, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 4653 Long Branch, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on an "AS IS" and "WHERE IS" basis." And GRANTOR does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said GRANTEE, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under GRANTOR, but not further or otherwise. 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.

Witness our hands this 9th day of April, 2001.

U.S. Bank National Association

By: Rita J. Heinn

Rita J. Heinn, Asst. Vice President

Attest:

STATE OF MINNESOTA

COUNTY OF HENNEPIN

Before me, the undersigned, a Notary Public in and for the State of ~~Tennessee~~ Minnesota, County of ~~Davidson~~ Hennepin aforesaid, personally appeared Rita J. Heinn with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who upon oath, acknowledged ~~himself/~~herself to be the Asst. Vice Pres. of the U.S. Bank National Association, a ~~corporation~~ Nat'l Banking Assn. and that as such she executed the foregoing instrument for the purposes therein contained, by signing the name of the ~~corporation~~ Assn. as _____.

Witness my hand and official seal at ~~Nashville, Tennessee~~ Minneapolis, MN this 9th day of April, 2001.

Commission expires: 1/31/05

Notary Public

SHIRLEY A. BEDNARCHUK
Notary Public
Minnesota
My Commission Expires Jan. 31, 2005