SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/09/04 10:26 1pgs
Fees:13.00 Taxes:543.90

20040309-0026772

VICKY COSTLEY NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires 1/28/06

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $147,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3/5/04

Notary Public

MY COMMISSION EXPIRES: .
(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
Michael Warpool	NBANK, NA	98-13B-1
(NAME)	(NAME)	
4900 Southport Cove	55 MERCHANT STREET, SUITE 300	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	CINCINNATI, OH 45246	
(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, Regions Mortgage, Inc., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Michael Warpool and wife, Stacy Warpool, 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:

Land in Davidson County, Tennessee, being Lot No. 1 on the Plan of Newport, of record in Plat Book 9700, Page 568, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Region Mortgage, Inc., by deed of record in Instrument No. 20031007-0148124, 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 4900 Southport Cove, Hermitage, TN 37076
(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 "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. Whenever used, the singular number shall include the plural, the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this.

Stanley E. Wolf, Vice President

Regions Mortgage, Inc.

By: William D.Beaird

STATE OF ALABAMA

COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared William D. Beaird 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 Vice President of Regions Mortgage, Inc. a corporation, and that he as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Vice President.

Witness my hand and official seal at Birmingham, Alabama this 3 March 3, 2004.

Commission expires:
2/19/07

COTINA L. MAYES
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 2-19-2007

Cotina L. Mayes Notary Public