SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/04/04 12:06 2pgs
Fees:13.00 Taxes:1165.13

20041004-0119167

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $314,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF SEPTEMBER 2004

Notary Public

MY COMMISSION EXPIRES: January 25, 2006.

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 2711 Murfreesboro Road, Suite 200, Antioch, TN 37013

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
George H. Kollmann	**Worthington Mortgage Group, Inc.**	**172-14-0-B-037.00 CO**
(NAME)	(NAME)	
4637 Sterling Cross	**4040 Balmoral Drive**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Huntsville, AL 35801**	
(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, **AmSouth Bank**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **George H. Kollmann and wife Linda D. Kollmann**, 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. 37 on the Plan of Winfield Park, Phase I, Section I of record in Plat Book 9700, Page 765,* Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description. *and page 766 and as modified as Instrument No. 200103130024108,

Being the same property conveyed to **AmSouth Bank** by deed of record in, Instrument 20040226-0021887, Register's Office for **Davidson** County, Tennessee.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **4637 Sterling Cross, Nashville, TN 37211**

(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 "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 singular, and the use of any gender shall be applicable to all genders.

SEP.29.2004 8:48AM NO.838 P.10/16

Witness our hands this 29th day of September, 2004.

AmSouth Bank

By: Trudy Mayoros

Trudy Mayoros, Vice President

Attest: Dellene Smith

State of Alabama County of Jefferson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Trudy Mayoros, 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 the AmSouth Bank, a corporation, and that he/she as such Officer by signing the name of the corporation by himself/herself as Vice President.

Witness my hand and seal at Jefferson, Alabama, this 29th day of September, 2004.

Commission expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Jan 22, 2008
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Hattie Evans
Notary Public

HATTIE EVANS NOTARY PUBLIC STATE AT LARGE ALABAMA