SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/25/05 12:27 2 pgs
Fees:13.00 Taxes:477.30
20050125-0009067

KANDACE N. TOMES
NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY

STATE OF TN
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF JANUARY, 2005.

Notary Public

MY COMMISSION EXPIRES: 2-09-07
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Lender's Title & Escrow, LLC, 810 Crescent Centre Drive, Suite 250, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ronnie E. Massey	Ronnie E. Massey	149-03-A-102.00
(NAME)	(NAME)	
2905 Split Oak Trail	2905 Split Oak Trail	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Special Warranty Deed made on the 21st day of January, 2005 by National Bank of Commerce, existing under the laws of the United States of America, GRANTOR. Grantor, being duly authorized, hereby conveys unto Ronnie E. Massey, 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. 59 on the Plan of Section Four, Chelsea Village Addition, as of record in Plat Book 9700, page 110, Register's Office for Davidosn County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to National Bank of Commerce by deed from Amy Smith, Substitute Trustee, dated November 16, 2004 and filed for record in Instrument No. 20041123-0140100, Register's Office for Davidson County, Tennessee.

Said property herein described is subject to the following, including but not limited to declarations, conditions, covenants, restrictions, agreements, easements and/or encroachments of record in said Register's Office:

a) Any and all matters as shown on the plan of record in Plat Book 9700 page 110, Register's Office for Davidson County, Tennessee.

b) Restrictions as of record in Book 10117, page 532, said Register's Office.

unimproved ☐

This is improved ■ property, known as 2905 Split Oak Trail, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said real property above described together with the privileges and appurtenances and hereditaments thereunto belonging or in any way appertaining unto Grantee and unto its successors and assigns forever.

Grantor covenants that it is seized and possessed of the said land and has the right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 21st day of January, 2005.

National Bank of Commerce

By: Bonnie G. Jenkins, Assistant Vice President
National Bank of Commerce

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR PRINTING IN THIS DOCUMENT UNSATISFACTORY WHEN RECEIVED

STATE OF Tennessee
COUNTY OF Shelby

Before me, the undersigned Notary Public of the state and county aforesaid, personally appeared Bonnie G. Jenkins (name), with whom I am personally acquainted (or who proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be the Assistant Vice President (title) of National Bank of Commerce (co. name), the within named bargainor(s), a corporation, and that as such Assistant Vice President (title) of National Bank of Commerce (co. name), are duly authorized and executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this the 21ST day of JANUARY, 2005.

Commission expires: COMMISSION EXPIRES AUG. 2, 2008

Mavis S. Morton
Notary Public

