SPECIAL WARRANTY DEED

BOX 13
10955

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 11th day of January 2006.

Heidi Jo Clayton
Notary Public

MY COMMISSION EXPIRES: 7-25-09
(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
Sandy Burns	New Owner	**151-10-0-A 031.00CO**
(NAME)	(NAME)	
7537 West Winchester Dr.		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 **Sandy Burns, UNMARRIED** 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. **31** on the Plan of **Villages of Long Hunter,** Phase I of record in Instrument No. **20010123-0006894,** Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **AmSouth Bank** by deed of record in Instrument 20050815-0096553, 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 **7537 West Winchester Drive, 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 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.

RE-RECORD

Davidson County DEEDWARR
Recvd: 01/26/06 11:14 2 pgs
Fees:12.00 Taxes:0.00
20060126-0009941

Davidson County DEEDWARR
Recvd: 01/18/06 13:47 2 pgs
Fees:13.00 Taxes:432.53
[redacted]
20060118-0006797

Rerecord To complete Affiant Notary

Witness **our hands** this.

Felesha H. Smith

Teresa Bonds

AmSouth Bank

By: Trudy Mayoros
Trudy Mayoros, Vice President

Attest: Debbie Smith
Debbie Smith, Relationship Manager

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 Officers by signing the name of the corporation by himself/herself as Vice President

Witness my hand and seal at Birmingham Alabama, this 11th day of January, 2006.

Commission expires: 1-22-08

Hattie Evans
Notary Public

HATTIE EVANS NOTARY PUBLIC ALABAMA STATE AT LARGE