25957

SPECIAL WARRANTY DEED

HEATHER M. MOORE NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires SEPT. 22, 2007

Davidson County DEEDWARR
Recvd: 03/13/06 15:45 2 pgs
Fees:13.00 Taxes:288.60
20060313-0028873

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $78,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/22/07
(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
David L. Newsom	David L. Newsom	**049-16-0-A 001.00CO**
(NAME)	(NAME)	
701 Willow Trace Drive	107 Imperial Blvd.	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Hendersonville, TN 37075	
(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 **David L. Newsom, 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. **1** on the Plan of Final Revision of **Willow Trace Subdivision**, Phase One, of record in Plat Book 7900, Page 14, and corrected by Surveyor's Certificate of Correction of record in Book 8020, Page 967 and by Surveyors second Certificate of Correction of record in Book 8046, Page 641, Register's Office for said County, to which reference is made for a more complete description.

Subject to easement across a portion of Lot 1 for an encroachment of the residence on Lot 2, which easement is .5' in width, running parallel to and along the northerly side line of Lot 1 a distance of approximately 65' from the northeasterly corner of Lot 1.

Being the same property conveyed to **AmSouth Bank** by deed of record in Instrument 20050511-0053155, 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 **701 Willow Trace Drive, 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.

Witness **our hands** this **10th day of March, 2006**.

AmSouth Bank

By: _____
Trudy Mayoros, Vice President

Attest: _____
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 Vice President by signing the name of the corporation by himself/herself as Vice President.

Witness my hand and seal at Birmingham, Alabama, this 10th day of March, 2006.

Commission expires: January 22, 2008 _____
Notary Public

State of Alabama County of Jefferson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Debbie Smith, 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 Relationship Manager of the AmSouth Bank, a corporation, and that he/she as such Rel. Manager by signing the name of the corporation by himself/herself as Rel. Manager.

Witness my hand and seal at Birmingham, Alabama, this 10th day of March, 2006.

Commission expires: January 22, 2008 _____
Notary Public