SPECIAL WARRANTY DEED 8894

PLEASE RETURN TO:
AMTITLE & ESCROW, LLC
515 RIVERGATE PARKWAY, SUITE #111
GOODLETTSVILLE, TN 37072

Davidson County DEEDWARR
Recvd: 05/22/06 11:00 2 pgs
Fees:13.00 Taxes:279.35
20060522-0059725

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF MAY, 2006.

Notary Public

MY COMMISSION EXPIRES: 9/21/09
(AFFIX SEAL)

DORIS COLEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY

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
Jamie M. Hutton	**Century 21(R) Mortgage(SM)**	**034-05-0-A 041.00CO**
(NAME)	(NAME)	
524 Thomas Jefferson Circle	**3000 Leadenhall Road**	
(ADDRESS)	(ADDRESS)	
Madison, TN 37175	**Mount Laurel, NJ 08054**	
(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 **Jamie M. Hutton, 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:

Being Unit No. 41 on the Plan of **Monticello Manor**, a Planned Unit Development of record in Plat Book **6250**, Page **551**, Register's Office for Davidson County, Tennessee, to which reference is made for a more complete description.

Being the same property conveyed to **AmSouth Bank** by deed of record in Instrument 20060113-0005376, 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 **524 Thomas Jefferson Circle, Madison, TN 37175**

(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 15th day of May, 2006.

AmSouth Bank

By: Trudy Mayoros
Trudy Mayoros, Senior 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 Sr. 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 Sr. Vice President

Witness my hand and seal at Birmingham, Alabama, this 15th day of May, 2006.

Commission expires: Jan. 22, 2008 Hattie Evans
Notary Public

HATTIE EVANS NOTARY PUBLIC ALABAMA STATE AT LARGE

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 Mgr. 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 Relationship Mgr.

Witness my hand and seal at Birmingham, Alabama, this 15th day of May, 2006.

Commission expires: Jan. 22, 2008 Hattie Evans
Notary Public

HATTIE EVANS NOTARY PUBLIC ALABAMA STATE AT LARGE