SPECIAL WARRANTY DEED 9032

SIDWELL & BARRETT, P.C.
121 1st Avenue South, Suite 200
Franklin TN 37064

PAY TO THE ORDER OF
CONTINENTAL TRUST BANK
FOR DEPOSIT ONLY
STEWART TITLE OF TENNESSEE, INC.

TONJA BARRON
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS**$245,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **18TH DAY OF JULY, 2006.**

Notary Public

MY COMMISSION EXPIRES: 1-20-09
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jason E. Morales	**Wells Fargo Bank, N.A.**	**180-03-0-A 016.00CO**
(NAME)	(NAME)	
113 Holt Branch	**7445 New Technology Way**	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	**Frederick, MD 21703**	
(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 **Jason E. Morales and wife, Erin K. Morales**, 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. **16** on the Plan of **Stone Creek Park**, Section 1B of record in Plat Book **9700**, Page **389**, 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 20060427-0048613, 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 **113 Holt Branch, 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.

Davidson County DEEDWARR
Recvd: 07/21/06 10:20 2 pgs
Fees:13.00 Taxes:906.50

20060721-0088158

Witness **our hands** this **18th day of July, 2006**.

AmSouth Bank

By: Mark Reiber, 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 Mark Reiber, with who 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 Amsouth Bank and that he/she as such Vice president executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham, Alabama, this 18th day of July, 2006.

Commission Expires: NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Jan 18, 2010 BONDED THRU NOTARY PUBLIC UNDERWRITERS

Teresa D Bonds
Notary Public

TERESA D. BONDS 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 who 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 Amsouth Bank, and that he/she as such relationship manager executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Birmingham, Alabama, this 18th day of July, 2006.

Commission Expires:

Teresa D Bonds
Notary Public

NOTARY PUBLIC STATE OF ALABAMA AT LARGE MY COMMISSION EXPIRES: Jan 18, 2010 BONDED THRU NOTARY PUBLIC UNDERWRITERS

TERESA D. BONDS NOTARY PUBLIC ALABAMA STATE AT LARGE