SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/02/06 10:39 2 pgs
Fees:13.00 Taxes:303.40

20060802-0093847

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Mounie B. Rampersad
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31ST DAY OF JULY, 2006.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROBERT L. SCRUGGS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires July 25, 2009

THIS INSTRUMENT WAS PREPARED BY
Robert L. Scruggs, Attorney, 2525 21st Avenue South, 2nd Floor, Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Mounie B. Rampersad	SAME	MAP 119-5
(NAME)	(NAME)	PARCEL 384
305 Whitsett Road	(ADDRESS)	
(ADDRESS)		119-5/384
Nashville, TN 37210	(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, **Regions Bank** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Mounie B. Rampersad,** 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 the 6th (formerly 9th) Civil District of Davidson County, Tennessee, Map of N.D. Overall's Sub-division, part of Lot No. 1 of the Patterson Land as of record in Book 421, page 57, Register's Office for Davidson County, Tennessee. Being Lot No. 19 fronting 50 feet on the south side of Whitsett Road and running back between parallel lines 140 feet, to an alley. Being the same property conveyed to Grantor by Deed recorded simultaneously herewith.

Being the same property conveyed to Regions Bank by Trustee's Deed from Angela Martin, Co-Trustee of record in Instrument No. 20060215-0018520, dated February 10, 2006, recorded February 15, 2006, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to all conditions, easements; and all other matters of record in the Register's Office for Davidson County, Tennessee, including but not limited to: (a) 2006 real property taxes which have been prorated and assumed by the grantee(s); (b) all matters appearing on the plan of record in Book 421, page 57, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 305 Whitsett Road, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their successors and representatives, against the lawful claims of all persons claiming by, through, or under Grantor but not further of otherwise. Wherever 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 my hand this 31st day of July, 2006.

Regions Bank

By:
Stan Weir, Vice President

STATE OF ALABAMA
COUNTY OF JEFFERSON

Before me, the undersigned, a notary public in and for said County and State, personally appeared, Stan Weir, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Vice President of Regions Bank, (the "Company") the within named bargainor, a Tennessee Corporation, and that as such Vice President, being authorized so to do, executed the foregoing instrument for the purpose therein contained, by signing the name of the Company by himself as Vice President.

Witness my hand and official seal this 31st day of July, 2006.

Commission expires: May 29, 2008

Notary Public

Catherine L. Hollifield