29014

SPECIAL WARRANTY DEED 9422

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$11,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **9TH DAY OF NOVEMBER, 2006.**

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

ROGER SPROCHI NOTARY PUBLIC AT LARGE DAVIDSON CO., TN

Davidson County DEEDWARR
Recvd: 11/14/06 10:12 2 pgs
Fees:13.00 Taxes:40.70
20061114-0141128

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
Steve Nichols	Steve Nichols	**053-16-0-141.00**
(NAME)	(NAME)	
334 Pitts Avenue	987 Blue Jay Way	
(ADDRESS)	(ADDRESS)	
Old Hickory, TN 37138	Gallatin, TN 37066	
(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 Successor by Merger to the interest of AmSouth Bank**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steve Nichols**, 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:

Property located in the County of Davidson, Tennessee:

A certain tract or parcel of land situate in Davidson County, State of Tennessee, being more particularly described as follows, to-wit:

Beginning at an iron spike in the center line of Pitts Avenue being 75 feet more or less West of an iron spike at the original Northeast corner of James property, thence South 16 deg 48 min West 261 feet to an iron spike in the North line of the land that was conveyed to Eugene Davis and wife by deed in Book 2879, page 277, Register's Office for Davidson County, Tennessee thence along Davis' North line North 61 deg West 100 ft more or less thence northeastwardly 251 ft (ft was erroneously left out in prior legal) more or less to the centerline of Pitts Avenue, thence with the centerline of Pitts Avenue 100 ft more or less to the point of beginning.

Being the same property conveyed to **AmSouth Bank** by deed of record in Instrument 200609120112529, 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 **334 Pitts Avenue, Old Hickory, TN 37138**

(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 **9th day of November, 2006**.

Regions Bank Successor by Merger to the interest to AmSouth Bank

By: Mark Reiber

Mark Reiber Vice President

Attest:

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 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 Regions 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 Jefferson Co., Alabama, this 9th day of November, 2006.

Commission expires:
NOTARY PUBLIC STATE OF ALABAMA AT LARGE
MY COMMISSION EXPIRES: Sept 5, 2009
BONDED THRU NOTARY PUBLIC UNDERWRITERS

Notary Public