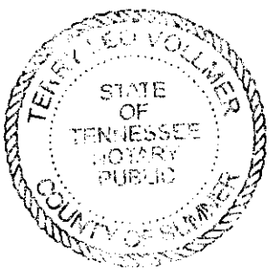
SPECIAL WARRANTY DEED 9467

Davidson County DEEDWARR
Recvd: 11/27/06 15:24 2 pgs
Fees:13.00 Taxes:843.60

20061127-0146230



STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$228,000.00**

Melissa Woodward
Affiant

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

Terry R. Vollmer
Notary Public

MY COMMISSION EXPIRES: 4/27/09
(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
Lish & Burgess & Lisa Burgess	Lish Burgess	075-16-0-A 010.00CO
(NAME)	(NAME)	
700 Wyntree North	700 Wyntree North	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076	Hermitage, TN 37076	
(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 **Lish & Lisa Burgess and Tyronda Burgess**, married 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. **35** on the Plan of First Revision, Phase One, **Walden Woods,** of record in Plat Book **9700**, Page **909**, 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 20060605-0065563, 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 **700 Wyntree North, Hermitage, TN 37076**

(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 November, 2006**.

Regions Bank

By: _____

Vice President

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 15th day of November, 2006.

Telesha H. Sinck
Notary Public

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