31128

SPECIAL WARRANTY DEED 10599

Davidson County DEEDWARR
Recvd: 05/23/07 13:34 2 pgs
Fees:13.00 Taxes:639.36
20070523-0061596

STATE OF **TENNESSEE**
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$172,800.00**

Phillip D. Webb
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MAY, 2007.

Notary Public

MY COMMISSION EXPIRES: .

(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
Phillip D. Webb	**Countrywide Home Loans, Inc.**	**163-01-0 043.00**
(NAME)	(NAME)	
4124 Highlander Court	**1520 Memorial Blvd**	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	**Murfreesboro, TN 37129**	
(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 **Phillip D. Webb and Theresa M. Webb, husband and wife**, 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:

All that certain lot or parcel of land situated in the County of Davidson, State of Tennessee, and being more particularly described as follows:

Land in **Davidson** County, Tennessee, being Lot No. **44** on the Plan of **Hickory Highland Place**, Phase One, of record in Plat Book **9700**, Page **189**, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to **Regions Bank** by deed dated 12/1/06 of record in Instrument 20061201-0148713, Register's Office for **Davidson** County, Tennessee.

Being further conveyed to Robert and Rita Doss by deed dated 9/25/03 of record in Instrument No. 20030930-0143813, said Register's Office.

This conveyance is subject to any and all existing plat notes, conditions, restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as **4124 Highlander Court, Antioch, TN 37013**

(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 21st day of May, 2007.

Regions Bank

By: _____
William D. Beaird
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 William D. Beaird, 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 Birmingham, Alabama this 21st day of May, 2007.

Commission expires: 09/09/07

Notary Public

KATHY BUSBY
NOTARY PUBLIC
STATE OF ALABAMA
COMM. EXP. 9-9-2007