File No. 270600381

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/18/07 11:47 2 pgs
Fees:13.00 Taxes:179.45

20070618-0072532

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00

Joey E. Warren
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14th DAY OF JUNE, 2007.

THOMAS SIDWELL NOTARY PUBLIC STATE OF TENNESSEE WILLIAMSON COUNTY

Notary Public

MY COMMISSION EXPIRES: 11-8-08
(AFFIX SEAL)
My Commission Expires NOV. 8, 2008

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
121 First Avenue South, Suite 200
Franklin, TN 37064

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joey E. Warren	Joey E. Warren	052.01-145.00
(NAME) 513 Forest Park Rd.	(NAME) Same	
(ADDRESS) Madison, TN 37115	(ADDRESS) ,	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN 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, **REGIONS BANK**, HEREINAFTER CALLED THE GRANTOR(S), HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO JOEY E. WARREN, HEREINAFTER CALLED THE GRANTEE(S), HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN **Davidson** COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Part of Tract Number 8, on the plan of Forest Park Subdivision, as shown on plat of record in Book 843, Page 45, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Beginning at a point in the east margin of Forest Park Road, at the southwest corner of Tract Number 8 on said plan; thence South 86 degrees East 200 feet; thence north parallel with Forest Park Road 50 feet; thence North 86 degrees West 200 feet to the east margin of said road; thence south with said road, 50 feet to the beginning.

Being the same property conveyed to Regions Bank by Corrected Substitute Trustee's Deed from Denise Griffin, as Substitute Trustee of record at Instrument No. 20061108-0138873, Register's Office for Davidson County, Tennessee, dated October 31, 2006; Prior conveyance having been the same property conveyed to Harvey Wright and Emma G. Fulkerson,as tenants in common by deed from Michael W. Cothern and wife, Donna M. Cothern of record in Book 10456, Page 740, Register's Office for said County, dated May 15, 1997.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 513 Forest Park Rd., Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEES, his/her/their heirs and assigns, forever. 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.

AND THE GRANTOR, DOES HEREBY COVENANT with the Grantee, except as above-noted, that, at the time of the delivery of this Deed, the premises were free from all encumbrances made by it, and that it will warrant and defend the same against the lawful claims and demands of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or character expressed or implied as to the condition of the material and workmanship in the dwelling house located on said property. The Grantees have inspected and examined the property and are purchasing the same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Witness our hands this 14th day of June, 2007.

Regions Bank

By: _____
Marianne Garner, Vice President

Attest: _____
Khristi Matheny, Assistant Vice President

STATE OF MISSISSIPPI

COUNTY OF FORREST

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Marianne Garner with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Vice President of Regions Bank the within named bargainer, a corporation, and that, Marianne Garner as such Vice President, being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by Marianne Garner as such Vice President.

Witness my hand at office this 14th day of June, 2007.

Commission expires:

MY COMMISSION EXPIRES JUNE 15, 2010

_____
Notary Public

File Number: 270600381

RETURN TO:
Sidwell Title
121 First Avenue South, Suite 200
Franklin, TN 37064