SPECIAL WARRANTY DEED 10680

CHRIS A. REESE STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

June Ballard
Affiant

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

Notary Public

MY COMMISSION EXPIRES: 9-19-2009
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title and Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Christopher Fentress	COUNTRYWIDE HOME LOANS, INC.	**050-15-0 219.00**
(NAME)	(NAME)	
316 Vailview Drive	3011 ARMORY DR., STE. 120	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	NASHVILLE TN 37204	
(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 **Christopher Fentress and wife, Margaret Fentress as Tenants by the Entirety** 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. **43** on the Plan of **Sky View**, of record in Plat Book **2331**, Pages **54 and 55**, Register's Office for said County, to which reference is made for a more complete description.

Said Lot No. 43 fronts 124.4 feet on the southerly side of Vailview Drive and runs back between lines, 375 feet on the westerly line and 489 feet on the easterly line to a dead line in the rear measuring 136.4 feet thereon.

Being the same property conveyed to **Regions Bank** by deed of record in Instrument 20070220-0020317, 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 **316 Vailview Drive, Nashville, TN 37207**

(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.

Davidson County DEEDWARR
Recvd: 06/18/07 13:56 2 pgs
Fees:13.00 Taxes:388.50

20070618-0072654

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

Commission expires: May 29,2008

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Notary Public

