Box 13
13548 (12952)

SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $24,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12th DAY OF July 2007.

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 07/12/07 12:47 2 pgs
Fees:12.00 Taxes:0.00
20070712-0083122

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Balgemann	Robert Balgemann	71-12-231
(NAME)	(NAME)	
173 Riverchase Drive	708 Oneida Avenue	
(ADDRESS)	(ADDRESS)	
Hendersonville, Tennessee 37207	Nashville, TN 37207	
(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 Financial Corporation, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Robert Balgemann, 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. 158 on the Plan of Victory Heights, as of record in Plat Book 1130, Page 97, Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a complete description thereof. INCLUDED IN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THEREFROM IS THAT PORTION OF LOT NO. 158 CONVEYED TO JAMES L. CARTER AND WIFE, JANIE S. CARTER BY DEED FROM OTTIS CARTER AND WIFE, ANNA S. CARTER, WHICH DEED IS OF RECORD IN BOOK 2027, PAGE 635, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE DESCRIBED AS FOLLOWS; Being the Northwest part of Lot No. 158 on the Plan of Victory Heights, as of record in Book 1130, Page 97, Register's Office for Davidson Tennessee, described as follows: BEGINNING at a point in the Easterly margin of Jones Avenue, at the corner of Lot No. 158 and 159, thence with the line between said lots Easterly 150 feet to an iron pin; thence Northerly 58.5 feet to an iron pin in the Southerly margin of Oneida Avenue; thence with the margin of the same, Westerly 102.25 feet to a point and continuing with the margin of the same, Westerly 22.5 feet to the beginning of a curve, thence around said curve, Southwesterly 37.11 feet to the Easterly margin of Jones Avenue; thence with the margin of the same, southerly 50 feet to the point of BEGINNING.

Being the same property conveyed to Robert Balgemann, by deed of record in Instrument # 20070305-0027058, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Regions Financial Corporation, by deed of record in Instrument No. 20051208-0147523 and Instrument No. 20070110-0004237, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ■ property, known as 708 Oneida Avenue, 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.

THIS IS BEING RECORDED TO CORRECT THE GRANTOR IN INSTRUMENT NO. 20070305-0027058.

CONSIDERATION TAX PAID AT TIIME OF RECORDING IN INSTRUMENT NO. 20070305-0027058.

Witness my hand this 11th day of July, 2007.

Regions Financial Corporation

By: Stanley E. Weir
Senior Vice President, OREO Manager

STATE OF ALABAMA

COUNTY OF JEFFERSON

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Stanley E. Weir with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Senior Vice President of Regions Financial Corp., a corporation, and that he as such officer executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Senior Vice President.

Witness my hand and official seal at Birmingham, Alabama this 11th day of July, 2007.

Commission expires: May 29, 2008

Catherine L. Hollifield, Notary Public

CATHERINE L. HOLLIFIELD NOTARY PUBLIC ALABAMA STATE AT LARGE