BOX #14A

SPECIAL WARRANTY DEED 11045

Davidson County DEEDWARR
Recvd: 02/05/08 08:57 2 pgs
Fees:13.00 Taxes:469.90
20080205-0011801

STATE OF **TENNESSEE** **G#21170-1**
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$127,000.00**

Kathy Davidson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **31ST** DAY OF JANUARY, 2008.

Jenna Williams
Notary Public

MY COMMISSION EXPIRES: 10/17/09
(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
Rebecca Devane	First Tennessee Home Loans, a division of First Tennessee Bank, N.A.	**151-01-0-A 135.00CO**
(NAME)	(NAME)	
3718 Montgomery Way	P. O. Box 809	
(ADDRESS)	(ADDRESS)	
Smyrna, TN 37167	Memphis, TN 38101	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEE, 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 **Rebecca DeVane, an unmarried woman**, HEREINAFTER CALLED THE GRANTEE, 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. **135** on the Plan of **Chatham Pointe**, as of record in Book **6900**, Pages **444, 445, 446, and 447**, 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 Substitute Trustee's Deed of record in Instrument 20071105-0130152, 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 **3228 Newington Cove, 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 **31st day of January, 2008**.

Regions Bank

By: _____

William D. Beaird

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 **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** executed the foregoing the name of the corporation by himself/herself as **Vice President**.

Witness my hand and seal at **Birmingham**, **Alabama**, this **31st** day of January, 2008.

Commission expires: **May 29, 2008**

Notary Public **Catherine L. Hollifield**

CATHERINE L. HOLLIFIELD NOTARY PUBLIC STATE OF ALABAMA