WARRANTY DEED 11146

Davidson County DEEDWARR
Recvd: 03/31/08 09:47 2 pg
Fees:13.00 Taxes:540.20

20080331-0031670

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$146,000.00**

Marilyn Randolph
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **27TH DAY OF MARCH, 2008.**

Notary Public

MY COMMISSION EXPIRES: My Commission Expires October 10, 2009

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
Kristen A. Gregory	SunTrust Mortgage, Inc.	**174-11-0-A 158.00CO**
(NAME) **316 Camille Court**	P.O. Box 57028 (NAME)	
(ADDRESS) **Cane Ridge, TN 37013**	(ADDRESS) Irvine, CA 92619	
(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 **Kristen A. Gregory, an unmarried woman**, 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. **446** on the Plan of Subdivision Plat of **Cane Ridge Farms**, Section II of record in Plat Book **20080821-0101307** 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 of record in Instrument 20070717-0084851, 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 Camille Court, Cane Ridge, TN 37013**

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness **our hands** this **27th day of March, 2008**.

Kathy Busby

William D. Beaird

~~Regions Bank~~

By: Stanley E. Weir
Senior 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 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/herself to be the Senior Vice President of the Regions Bank, a corporation, and that he/she as such officer by signing the name of the corporation by himself/herself as Senior Vice President.

Witness my hand and seal at Birmingham, Alabama this 27th day of March, 2008.

Commission expires: MY COMMISSION EXPIRES MARCH 28, 2009

Notary Public
Bethany K. Bartlett

