SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF JANUARY, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

BRYAN D. SPICER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN My Commission Expires September 18, 2012

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Debbie Horn	JPMorgan Chase Bank, N.A.	151-09-A-135.00 CO
(NAME)	(NAME)	
6408 Paddington Way	P.O. Box 78420	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Phoenix, AZ 85062-8420	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/03/09 09:26 2 pgs
Fees:13.00 Taxes:582.75

20090203-0009013

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, **Regions Bank**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Debbie Horn**, unmarried, HEREINAFTER CALLED THE GRANTEE, HER 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 of Long Hunter Chase, Phase I, Section II, of record in Book 9700, page 638, Register' Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Kelan Motton and Carolyn Motton, married by Warranty Deed, dated January 20, 2004, of record in Instrument No. 20040123-0009237, Register's Office of Davidson County, Tennessee. AND Being the same property conveyed to Regions Bank by Substitute Trustee's Deed, dated August 15, 2008, as of record in Instrument No. 20080818-0084605, said Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2009, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the Plan of record in Plat Book 9700, page 638; Restrictions of record in Book 9430, page 251; Book 9534, page 938 and Book 9534, page 942; Charter of Long Hunter Chase Homeowner's Association, Inc. of record in Book 9433, page 953; Conveyance to Homeowners' Association as of record in Instrument No. 20030820-0120927, all of record in Davidson County Register's Office.

unimproved ☐

This is improved ☒ property, known as 6408 Paddington Way, Antioch, 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 THE GRANTOR, DOES HEREBY CONVENANT 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 of 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 same based on no representation or warranties expressed or implied, made by Grantor, but on their own judgment.

Witness my hand this 28th day of January, 2009.

Jeffery Keyser Witness

William E Cook Witness

Regions Bank

By: _____

Joe Terrill, Vice President

STATE OF Mississippi

COUNTY OF Forrest

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joe Terrill, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Vice President of Regions Bank, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe Terrill as such Vice President.

Witness my hand and official seal at Forrest County, MS, this 28th day of January, 2009.

Notary Public

My Commission Expires: 4/10/2012

STATE OF MISSISSIPPI LORA STACIE MYRICK ID No. 59194 NOTARY PUBLIC Comm. Expires April 10, 2012 FORREST COUNTY

FORREST COUNTY LORA STACIE MYRICK STATE OF MISSISSIPPI ID No. 59194 NOTARY PUBLIC Comm. Expires April 10, 2012