Return To:
MH&S Law Firm
1804 Williamson Ct. Ste 201
Brentwood, TN 37027
615-377-3319

SPECIAL WARRANTY DEED

ALICIA R. HAMILTON
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

MY COMMISSION EXPIRES:
OCTOBER 10, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $245,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th DAY OF AUGUST, 2009.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Casey A. Kilmer and Carmen Primrose Kilgore	New Owner	
(NAME)	(NAME)	
1105 Holly Street		83-9-238
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206		
(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, AN ALABAMA BANKING CORPORATION**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **CASEY A. KILMER AND WIFE, CARMEN PRIMROSE KILMER,** 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. 17 on the Plan of East Edgefield, of record in Book 21, page 147, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Regions Bank by deed from Sean C. Kirk, Substitute Trustee, of record as Instrument No. 20090514-0044536, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1105 Holly Street, Nashville, TN 37206

(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.

Grantor does covenant with the said GRANTEES that Grantor has not made, done, executed, allowed or suffered any act, instrument or thing whatsoever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and Grantor does further covenant and bind itself, its successors and representatives, to warrant and forever defend the title to said land to said Grantees, their heirs and assigns, against the lawful claims of all persons claiming by, through or under said Grantor, but not otherwise.

BILL GARRETT, Davidson County
Trans:T20090056345 DEEDWARR
Recvd: 08/18/09 11:45 2 pgs
Fees:13.00 Taxes:909.46

20090818-0077604

Witness my hand this 10th day of August, 2009.

Regions Bank,
an Alabama banking corporation

By: _____
Kent Harrell, Sr. Vice President

STATE OF FLORIDA
COUNTY OF PINELLAS

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Kent Harrell, with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Sr. Vice President of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

WITNESS my hand, at office, this 10th day of August, 2009.

_____
Notary Public

My Commission Expires: _____

LORI THOMSON
Notary Public - State of Florida
My Commission Expires Nov 16, 2009
Commission # DD 483346
Bonded By National Notary Assn.