SPECIAL WARRANTY DEED 15861

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF MARCH, 2010.

Notary Public

MY COMMISSION EXPIRES: 5-2-11

(AFFIX SEAL)

TRACEY PERRY STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Guaranty Title & Escrow Co., 721 President Place, #100, Smyrna, TN 37167

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Kay Smith	New Owner	**162-16-0 107.00**
(NAME)	(NAME)	
5425 Hickory Park Drive		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 Jennifer Kay Smith, a single 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. **74-B** on the Plan of **Hickory Park Villas, Section 3, zone lot division, Lots 71 through 74**, of record in Plat Book **6250**, Page **812**, 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 20090309-0021235, 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 **5425 Hickory Park Drive, 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.

BILL GARRETT, Davidson County
Trans:T20100017618 DEEDWARRSP
Recvd: 03/26/10 08:55 2 pgs
Fees:13.00 Taxes:247.90
20100326-0022480

Witness our hands this 19th day of March, 2010.

Regions Bank

By: Shelley Harrington

State of ~~Tennessee~~ Alabama

County of ~~Rutherford~~ Jefferson

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Shelley Harrington ~~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 by signing the name of the corporation by himself/herself as Vice-President.

Witness my hand and seal at Jefferson Co., this 19th day of March, 2010.

Commission expires: 5/29/12

Notary Public

CATHERINE L. HOLLIFIELD NOTARY PUBLIC ALABAMA STATE AT LARGE