SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100031375 DEEDWARRSP
Recvd: 05/25/10 11:36 2 pgs
Fees: 13.00 Taxes: 259.00
20100525-0040280

Beth Triplett Notary Public State of Tennessee My Comm. Exp. 8/20/11 Davidson County

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF MAY, 2010.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dustin C. Markanich	Elite Home Loans, Inc.	09401023400
(NAME)	(NAME)	
706 14th Street	109 Westpark Drive	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	Brentwood, TN 37027	
(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 Dustin C. Markanich, an unmarried man, 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:

Described property located in Davidson County, Tennessee to wit:

Lot Number 128 on the Plan of Payne Blakemore and Cummings Addition to Nashville, as recorded in Plat Book 57, page 70, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said property.

Being the same property conveyed to Regions Bank, by Substitute Trustee's Deed dated July 7, 2009 of record in Instrument No. 20090707-0063535, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Regions Bank by Deed of Trust dated September 23, 2003 of record in Instrument No. 20031006-0147563, Register's Office for Davidson County, Tennessee. The last deed of record is Warranty Deed dated October 28, 1999, of record in Book 11726, Page 547, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 706 14th Street, Nashville, TN 37206

(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 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.

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 demand of all persons claiming, by, through, or under it, but against none other.

GRANTOR makes no representation or warranties of any kind or 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 judgement.

Witness my hand this 21st day of May, 2010.

Michael G. Speed

Regions Bank

By: _____
Joe Terrill, Vice President

Witness Angela Anderson

STATE OF Mississippi

COUNTY OF Forrest

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Joe Terrill with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be the Vice President of Regions Bank and that he as such Vice President of Regions Bank executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Hattiesburg, Mississippi this 21 day of May, 2010.

Commission expires:

My Commission Expires May 20, 2011

MICHAEL W. PETERS, JR., LAMAR COUNTY, MS NOTARY PUBLIC

Notary Public