SPECIAL WARRANTY DEED

Kasey Kelchner
State of Tennessee
Notary Public
My Comm. Exp. 1/21/2013
Rutherford County

STATE OF Tennessee
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13 DAY OF SEPTEMBER, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Box 13
#15937

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3354 Perimeter Hill Dr. Ste. 142
Nashville, Tennessee 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ludovit Ragancik	Ludovit Ragancik	173-1-108
7244 Santeelan Way ~~241 Cedarmont Circle~~ (NAME)	(NAME) 7244 Santeelan Way	
Antioch ~~Nashville, TN~~ (ADDRESS) TN. 37013	(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 Ludovit Ragancik and wife Tori Ragancik, 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:

The Following described real estate, situated in the county of Davidson, State of Tennessee:

Lot 32, Block 2C, Section 2-C, of Monte Carlo, as shown on plat of record in Plat Book 5200 at Page 66 in the register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Regions Bank, by deed of record in Instrument No. 20100322-0021454, 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 241 Cedarmont Circle, Nashville, TN 37211

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

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 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 judgment

BILL GARRETT, Davidson County
Trans:T20100058559 DEEDWARRSP
Recvd: 09/17/10 09:31 2 pgs
Fees:13.00 Taxes:151.70

20100917-0074057

Witness my hand this 10 day of September, 2010.

Witness: Janie Creel

Witness: Jeff Keyser

Regions Bank

By:

Regions Bank

Joe Terrill, VP of Regions Bank

REGIONS BANK CORPORATE SEAL

STATE OF Mississippi

COUNTY OF Forrest

Before me the undersigned, a Notary Public in and for the state of 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/herself to be the Vice President of Regions Bank and that he/she as such Vice President executed the foregoing instrument for the purposes therein contained, by signing the name of Regions Bank by himself as Vice President.

Witness my hand and official seal at ~~Nashville~~, ~~Tennessee~~ Forrest Mississippi this 10 day of September, 2010.

Commission expires:

My Commission Expires May 20, 2011

Notary Public

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