39735

SPECIAL WARRANTY DEED **16777**

STATE OF **TENNESSEE**
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS **$12,000.00**

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE **24TH DAY OF NOVEMBER, 2010.**

Notary Public

MY COMMISSION EXPIRES: 9-17-11
(AFFIX SEAL)

Davidson County DEEDWARRSP
Recvd: 11/24/10 14:12 3 pgs
Fees:18.00 Taxes:44.40
20101124-0094328

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
Jamie Hyden	Jamie Hyden	**147-02-0-B 113.00 CO**
(NAME)	(NAME)	
550 Harding Place, Unit F-111	231 Quarry Rd	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Mt. Juliet TN 37122	
(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 **Jamie Hyden**, 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:

All that piece, parcel or lot of land situate, lying and being in Davidson County, TN and know and designated as Unit F-111 of Caldwell Court Condominiums Created under Title 66, Chapter 27, Section 101, recorded in Book 6188, Page 744, of the Davidson County Register of Deed Office, reference to which is hereby made for a more complete particular description.

Being the same property conveyed to **Regions Bank** by deed of record in Instrument 20080623-0064068, 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 **550 Harding Place, Unit F-111, Nashville, TN 37211**

(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.

Witness our hands this 23rd day of November, 2010.

Frank Holifield

Janie Orcel

Regions Bank

By:
Joe Terrill, Vice-President

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/herself to be the Vice-President of the Regions Bank, a corporation, and that he/she as such Vice-President executed this instrument by signing the name of the corporation by himself/herself as Vice-President.

Witness my hand and seal at November, this 23rd day of November, 2010.

Commission expires: 2/4/13

Notary Public

STATE OF MISSISSIPPI
JEFFERY M. KEYSEEAR
ID# 92252
NOTARY PUBLIC
Comm. Expires
Feb. 4, 2013
FORREST COUNTY

I, Philip Ellis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Lori Holloway, a notary public for this county and state, Philip Ellis who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

MY COMMISSION EXPIRES: 9-14-2011

Notary's Seal (If on paper)

LORI HOLLOWAY
STATE OF TENNESSEE
NOTARY PUBLIC
RUTHERFORD COUNTY