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 $26,000.00

FOR PTE DEVELOPMENT LLC

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME. THIS THE 21ST DAY OF JANUARY, 2011.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Box 13
#16166

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
PTE Development LLC	PTE Development LLC	119-5-344
(NAME)	(NAME)	
211 Joyner Avenue	211 Joyner Avenue	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37210	Nashville, TN 37210	
(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 PTE Development LLC, 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:

Being in the 6th (formally 9th) civil District of Davidson County, Tennessee. Being Lot No. 14 and part of Lot No. 13of Block #2 Fronting on the southerly side of Joyner Avenue in the resubdivision of Blocks 1 and 2 Cumberland Nurseries, Lot No. 14 fronts 50 feet on the south side of Joyner Avenue and runs back 150 feet to an alley. The western 25 feet of Lot No. 13 fronts 25 feet on the south side of Joyner Avenue and runs back between parallel lines 150 feet toan alley, recorded in Book 161, Page 35, R.O.D.C., Tennessee.

Being the same property conveyed to Regions Bank, by deed of record in Instrument No. 20101123-0093650, 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 211 Joyner Avenue, Nashville, TN 37210
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

AND THE GRANTOR, DOES HERBY COVENANT 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 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:T20110005121 DEEDWARRSP
Recvd: 01/26/11 11:31 2 pgs
Fees:13.00 Taxes:96.20
20110126-0007199

Witness my hand this 21st day of January, 2011.

Regions Bank

By: _____
Joe Terrill, Vice President

STATE OF ~~TENNESSEE~~ Mississippi
COUNTY OF ~~DAVIDSON~~ 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 this 24th day of January, 2011.

Commission expires: August 17, 2014

STATE OF MISSISSIPPI
CLIFF N. RUSSUM
ID No
82290
NOTARY PUBLIC
Comm Expires
August 17, 2014
FORREST COUNTY

_____
CLIFF RUSSUM
Notary Public