(1)

SPECIAL WARRANTY DEED

J. SUSAN DUFF STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Botros Mekhil
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF AUGUST, 2011.

Notary Public

MY COMMISSION EXPIRES: 12-06-2011

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Bridgehouse Title, 342 Cool Springs Blvd., Suite 202, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Botros Mekhil	U.S. Bank NA	107-13-0-051.00
(NAME)	(NAME)	
1104 Coarsey Drive	P.O. Box 20005	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Owensboro, KY 42304-0005	
(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, **Regions Bank**, HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Botros Mekhil, a single man, HEREINAFTER CALLED THE GRANTEE, HIS 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 the southerly part of the "K.G. Austin" Lot, as shown on a Resubdivision of Part of T F Connolly Lands (unrecorded) Miro Meadows, Second Addition, of record in Book 1424, page 112, Register's Office for Davidson County, Tennessee.

Said part of said lot fronts 92.5 feet on the westerly side of Coarsey Drive and extends back between parallel lines 165.0 feet to a dead line.

Being the same property conveyed to Juan C. Buruca, an unmarried man, by Warranty Deed from Michael Darby and wife, Mary Jean Darby, dated November 27, 2007, as of record in Instrument No. 20071203-0140029, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Michael S. Bligh, Trustee of the Buruca Revocable Living Trust, by Quitclaim Deed from Juan C. Buruca, an unmarried man, dated April 28, 2010, of record in Instrument No. 20100603-0042968, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Regions Bank by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated November 12, 2010, of record in Instrument No. 20101115-0091292, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Taxes for the year 2011, which have been prorated, and payment thereof, by acceptance of this conveyance, is expressly assumed by Grantees; All matters appearing on the plat of record in Book 1424, page 112 and Easement for sanitary sewer and/or storm drainage of record in Book 4159, page 158, all of record in Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1104 Coarsey Drive, Nashville, Tennessee 37217

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

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever.

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 of 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:T20110054849 DEEDWARRSP
Recvd: 09/06/11 09:41 2 pgs
Fees:13.00 Taxes:355.20

20110906-0068656

Witness my hand this 28th day of July, 2011.

Regions Bank

By: _____
Joe Terrill, Vice President

STATE OF Mississippi

COUNTY OF Forrest

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Joe Terrill, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon this oath acknowledged himself to be the Vice President of Regions Bank, the within named bargainor, a corporation, and that he as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Joe Terrill as such Vice President.

Witness my hand and official seal at Hattiesburg Mississippi, this 28th day of July, 2011.

Notary Public

My Commission Expires: August 17, 2014

MISSISSIPPI ID No 82293 NOTARY PUBLIC Comm Expires August 17, 2014 FORREST COUNTY