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 $83,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

Box 13
#16752

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
Thanh B Lau	Brand Mortgage Group	134-13-0-018.00
(NAME)	(NAME)	
282 Penefield Drive	6224 Sugarloaf Parkway	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37211	Duluth, GA 30097	
(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 Thanh B Lau, married 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:

Land in Davidson County, Tennessee, being Lot No. 76 on the Plan of Kenilworth Estates Section Two of record in Plat Book 2900, Page 126, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Regions Bank, by deed of record in Instrument No. 20110722-0056243, 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 282 Penfield Drive, 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:T20120019990 DEEDWARRSP
Recvd: 03/20/12 11:01 2 pgs
Fees:13.00 Taxes:308.95
20120320-0023503

Witness my hand this 8th day of March, 2012.

Regions Bank

By: _____
Regions Bank Steven Purser
Vice President

STATE OF Mississippi
COUNTY OF Forrest

Before me the undersigned, a Notary Public in and for state of County aforesaid, personally appeared ~~Steve Purser~~ Steven Purser 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/herself as Vice- President.

Witness my hand and official seal at Hattiesburg, Mississippi this 8th day of March, 2012.

Commission expires: 1-8-16

_____
Notary Public

STATE OF MISSISSIPPI
JANIE K. CREEL
ID# 101018
NOTARY PUBLIC
Comm. Expires
Jan. 08, 2016
JONES COUNTY