(1)

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20120021232 DEEDWARRSP
Recvd: 03/23/12 11:08 2 pgs
Fees: 13.00 Taxes: 325.60
20120323-0024899

JIM R. VANDERPOOL
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
COMMISSION EXPIRES APRIL 14, 2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF MARCH, 2012.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melanie L. Schlachter	Same	128-10-0-205.00
(NAME)	(NAME)	
8116 Stacy Square Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37221		
(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, I, **REGIONS BANK**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **MELANIE L. SCHLACHTER, AN UNMARRIED WOMAN**, 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 the easterly part of Lot 4, aka Parcel 205, on the Plan of Zone Lot Division of Stacy Square Townhomes, Stacy Square, Section 7, as shown on plat of record in Book 5200, page 467, Register's Office of said County, to which reference is hereby made for a more particular description.

Being the same property conveyed to Adam Thompson and wife, Angie Thompson, by Warranty Deed from Christy Gibson now Jenkel, married, dated April 3, 2008, of record in Instrument No. 20080408-0035341, Register's Office for Davidson County, Tennessee. AND Being the same property conveyed to Regions Bank by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated January 9, 2012, of record in Instrument No. 20120117-0004285, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: Davidson County Property Taxes for the year 2012, 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 5200, page 467; restrictions of record in Book 5973, page 335 and Book 6307, page 866; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 8116 Stacy Square Court, Nashville, TN 37221

(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.

Witness my hand this 20th day of March, 2012.

Regions Bank

By: _____
Steven Purser, Vice President

Michael W Peters Sr

Melissa Duck

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF Mississippi

COUNTY OF Forrest

Personally appeared before me, the undersigned authority, in and for said County and State, appeared Steven Purser, 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 Steven Purser as such Vice President.

Witness my hand and official seal at Hattiesburg, MS (City & State), this 20th day of March, 2012.

Janie K Creel
Notary Public

My Commission Expires: 1-8-16

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