BILL GARRETT, Davidson County
Trans:T20120049849 DEEDWARRSP
Recvd: 07/06/12 10:07 2 pgs
Fees:13.00 Taxes:229.40

20120706-0059483

SPECIAL WARRANTY DEED

R-SR-12-3014

JOHN GLEAVES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

STATE OF Tennessee
COUNTY OF Davidson
THE ACTUAL CONSIDERSATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,000.00

Kristin Kuhnert
Affiant

Subscribed and sworn to before me, this 29th DAY OF June, 2012.

Notary Public

MY COMMISSION EXPIRES: 5-2014
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER(S) AS FOLLOWS: (NAME)	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kristin Kuhnert	new owner	
3014 Chelsea Way	(NAME)	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		150-03-246.00
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantees, and other good and valuable considerations, the receipt of which is hereby acknowledged, we REGIONS BANK, SUCCESSOR BY MERGER WITH UNION PLANTERS BANK, N.A., hereinafter called the Grantors, have bargained and sold, and by these presents do transfer and convey unto KRISTIN KUHNERT AND MARY ELIZABETH MCDOUGAL, AS TENANTS IN COMMON WITH RIGHT OF SURVIVORSHIP, hereinafter called the Grantees, their heirs and assigns, that 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. 91A on the Plan of Zone Lot Division Lot 91, Chelsea of Priest Lake, Section Two-A, of record in Plat Book 6250, Page 955, amending Plat Book 6250, Page 423, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Donald H. Bell and wife, Joanne L. Bell by Warranty Deed from Travis L. McElroy and wife, Bettye McElroy of record in Book 11149, Page 89, Register's Office for Davidson County, Tennessee, dated October 1, 1998. Also see Correction Deed in Instrument No. 200006190060702, said Register's Office.

Being the same property conveyed to Regions Bank, successor by merger with Union Planters Bank, N.A. by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee of record in Instrument No. 20120427-0036078, Register's Office for Davidson County, Tennessee, dated April 17, 2012.

This conveyance is subject to a) 2012 property taxes and subsequent years; b) instruments of record in Plat Book 6250, Page 955, amending Plat Book 6250, Page 423,; Book 6250, Page 955; easement for party walls and interests of adjoining landowners in appurtenant improvements, said Register's Office; and c) any and all existing easements and restrictions as shown of record not stated herein.

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.

unimproved ( )
This is improved (X) property, known as 3014 Chelsea Way, Antioch, Tennessee 37013
(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 we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties, express or implied, are given by this Special Warranty Deed. Wherever 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 my/our hand(s) this 27th day of June, 2012.

Regions Bank, successor by merger with Union Planters Bank, N.A.

BY: _____
Steven Purser, Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF MS

COUNTY OF Forrest

On this the 27th day of June, 2012, before me personally appeared Steven Purser, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Vice President of Regions Bank, the within named bargainor, and that he as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the 27th day of June, 2012.

_____
Notary Public

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

My Commission Expires: 2/4/13

RETURN TO:
Rudy Title & Escrow, LLC
2012 21st Avenue South
Nashville, TN 37212
Phone: (615)383-2903