THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Tsung Wen Chen
1125 E. College Street
Pulaski, TN 38478

Send Tax Bills To:
New Owner

Davidson County	DEEDWARRSP
Recvd: 08/20/12 14:31	2 pgs
Fees:13.00 Taxes:170.57	
20120820-0074599	

Map & Parcel No.:
071-07-229

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$10.00,** cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Regions Bank** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Tsung Wen Chen** * (herein referred to as "Grantee"), it's successors and and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit: * and wife, Mildred Franco-Chen

Lot Number 1, Richeson Subdivision of record in Plat Book 6200, page 608, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Regions Bank by Substitute Trustee's Deed of record in Instrument Number 20120611-0050748, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantee, it's successors and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantee that it is lawfully seized and possessed of said property, that she has a good and lawful right to sell and convey the same, and that she is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2012** real estate taxes, which are to be prorated.

AND THE GRANTOR, DOES HEREBY 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 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

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 16th day of **August, 2012.**

Regions Bank

REGIONS BANK CORPORATE SEAL ALABAMA BANKING CORPORATION

By: Steven Purser, Vice President

STATE OF Mississippi)

COUNTY OF Forrest)

Personally appeared before me, Janie K Creel, a Notary Public in and for said state and county **Steven Purser** , with whom I am personally acquainted, and who acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the **Vice President** of **Regions Bank**, and is authorized by the **Regions Bank** to execute this instrument on behalf **Regions Bank.**

WITNESS my hand and seal at office this 16th day of **August, 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

STATE OF TENNESSEE)

COUNTY OF Davidson)

The actual consideration for this transfer is **$46,100.00.**

AFFIANT

Subscribed and sworn to before me, this 17th day of August, 2012.

NOTARY PUBLIC

My Commission Expires: 1-6-14

JENNIFER R. PIERCE
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Hal Wilson, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 7/6/15

HAL E. WILSON
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY