SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120067766 DEEDWARRSP
Recvd: 09/10/12 14:02 2 pgs
Fees:13.00 Taxes:347.80
20120910-0081936

BRYAN D. SPICER
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY
My Commission Expires 09-18-2012

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $94,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2012.

Notary Public

MY COMMISSION EXPIRES:

(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
Martin A. Montes	Regions Bank d/b/a Regions Mortgage	134-13-0-179.00
(NAME)	(NAME)	
235 Eisenhower Dr.	2050 Parkway Office Circle	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(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 **Martin A. Montes**, 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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot No. 249 on the Plan of Kenilworth Estates, Section 4, as of record in Book 3300, pages 34, 35 and 36, Register's Office for said County, described as follows:

Beginning on the southerly margin of Eisenhower Drive at the corner of Lots Nos. 249 and 250; thence with the line between said two lots, southerly 144.4 feet; thence south 66 degrees 27' west 38.2 feet; thence north 23 degrees 33' west 10 feet; thence south 66 degrees 27' west 33.9 feet to the corner of Lots Nos. 249 and 248; thence with the line between said two lots, northerly 138.1 feet to the southerly margin of Eisenhower Drive; thence with the same, easterly 70 feet to the beginning.

Being the same property conveyed to Willie Ed Puckett, Jr. and wife, Fannie Mae Puckett, by Warranty Deed from Joe Zeitlin, Trustee, dated October 16, 1962, of record in Book 3459, page 49, 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 April 24, 2012, of record in Instrument No. 20120503-0038229, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following: 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 Plan of record in Book 3300, pages 34, 35 and 36; Restrictions of record in Book 3316, page 339; all of record in the Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 235 Eisenhower Dr., Nashville, TN 37211

(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 5th day of September, 2012.

Regions Bank

By Steven Purser, a Vice-President

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 a **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, Mississippi, this 4th day of September, 2012.

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