McCann & Hubbard
7105 Crossroads Blvd. #105
Brentwood, TN 37027
615-377-3319

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

The actual consideration or value, whichever is greater, for this transfer is $87900.00

Affiant

Subscribed and sworn to before me, this 13th day of October, 2006.

Notary Public

A. SCOTT HUBBARD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

MY COMMISSION EXPIRES: MARCH 14, 2009

Expiration of commission.

(Notary Stamp)

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
7105 Crossroads Blvd. Suite 105
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20120083061 DEEDWARRSP
Recvd: 10/31/12 14:57 2 pgs
Fees:12.00 Taxes:0.00

20121031-0100152

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Alejandro Alvarez	**CTX Mortgage Company**	**Map\Parcel: 162-16-80**
1423 Bell Trace	**236 Centerview Drive, Suite 233**	
Antioch, TN 37013	**Brentwood TN 37027**	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATION, THE RECEIPT AND SUFFICIENCY OF WHICH IS HEREBY ACKNOWLEDGED,

Regions Bank

HEREINAFTER CALLED THE GRANTORS, HAS THIS DAY BARGAINED AND SOLD, TRANSFERRED AND CONVEYED, AND BY THESE PRESENTS DOES BARGAIN, SELL, TRANSFER AND CONVEY UNTO

Alejandro Alvarez, a single man

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 57-B on the Plan of Hickory Park Villas, Section Two, Zone Lot Division, as of record in Book 6250, Page 867, amending Book 5200, Page 603, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Regions Bank by Trustee's Deed from Aaron L. Squyres as Successor Trustee and Angela Martin as Co-Trustee, dated March 8, 2006, of record in Instrument #20060315-0029659, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:

The Plan of record in Plat Book 5200, Page 603 and Book 6250, Page 867, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 6815, Page 800, Register's Office for DAVIDSON County, Tennessee.
Charter for Homeowners Association of record in Book 7891, Page 217, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.

This is improved property known as 1423 Bell Trace, Antioch, TN 37013.

TO HAVE AND TO HOLD the aforesaid real estate, together with all appurtenances and hereditaments thereunto appertaining unto Grantee, its successors and assigns in fee simple forever.

Grantor covenants that Grantor will forever warrant and defend the title against the lawful claims of all persons claiming by, through or under Grantor but not further nor otherwise.

The words "Grantor" and "Grantee" shall include their respective successors and assigns where the context requires or permits. 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 13th day of October, 2006.

Regions Bank

By: William D. Beaird, Vice-President Special Assets Officer II

STATE OF ALABAMA)
COUNTY OF JEFFERSON)

Personally appeared before me, the undersigned, a Notary Public for the State and County aforesaid, William D. Beaird, with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President Special Assets Officer II of Regions Bank and is authorized by said corporation to execute this instrument on its behalf.

Witness my hand, at office, this 13th day of October, 2006.

Notary Public

My Commission Expires: 5/29/08

File #: **06695-JM**

RECORD & RETURN TO:

McCann & Hubbard
7105 Crossroads Blvd., Suite 105
Brentwood, TN 37027

BK/PG:4078/676-677
06052309

DEED	
10/20/2006	09:00 AM
BATCH	84553
MTG TAX	0.00
TRN TAX	325.23
REC FEE	10.00
DP FEE	2.00
REG FEE	1.00
TOTAL	338.23

STATE of TENNESSEE, WILLIAMSON COUNTY
SADIE WADE
REGISTER OF DEEDS