BILL GARRETT, Davidson County
Trans: T20130084128 DEEDWARRSP
Recvd: 09/30/13 09:48 2 pgs
Fees: 13.00 Taxes: 384.43

20130930-0102193

Special Warranty Deed

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE,
WHICHEVER IS GREATER, FOR THIS TRANSFER IS
$103,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE
27th DAY OF September, 2013.

NOTARY PUBLIC:
MY COMMISSION EXPIRES:
(AFFIX SEAL)

CHRISTI M. JOHNSTON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
STATE TITLE, INC., 4334 Lebanon Road, Hermitage, TN 37076

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian and Susan Newton 1300 Teddy's Place Mt. Juliet, TN 37122	Owner	Map/ Parcel 07506005700

For and in 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 as Successor By Merger to Amsouth Bank

Hereinafter called the grantors, have bargained and sold and by these presents do transfer and convey unto

Brian Newton and wife, Susan Newton

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:

Being Lot No. 353 on the Plan of Hermitage Estates, Section II, as of record in Book 3700, Page 23, Register's Office for Davidson County, Tennessee.

Said Lot No. 353 fronts 80.0 feet on the southerly margin of Monaco Drive and extends back 104.9 feet on the easterly line and 130.0 feet on the westerly line to a broken rear line which measures 113.58 feet.

Being the same property conveyed to Regions Bank by Substitute Trustee's Deed from. Phillip Jones, Substitute Trustee, dated 4/5/2013 of record in Instrument Number 20130412-0036412, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to the following:

1) 2013 taxes and subsequent years.
2) Any and all restrictions, conditions, and easements of record.
3) Property is subject to all matters affecting said premises as shown on Plat of record in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee.
4) Property is subject to Restrictive Covenants contained in 3924, page 25 and amended in Book 3952, Page 881, Register's Office for Davidson County, Tennessee

This is improved property known as: 336 Monaco Drive, Hermitage, TN 37076
(House Number) (Street) (P.O. Address) (City or Town) (Postal zip)

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.

Witness my hand(s) this 26th day of September, 2013.

Regions Bank, as Successor by Merger to Amsouth Bank

By:
Title: Vice President Joe Terrill

STATE OF MISSISSIPPI
JEFFERY M. KEYSEEAR
NOTARY PUBLIC
ID# 92252
Comm. Expires
Feb. 4, 2017
FORREST COUNTY

REGIONS BANK
AN ALABAMA BANKING CORPORATION
CORPORATE SEAL

STATE OF ~~Tennessee~~ MS
COUNTY OF ~~Davidson~~ Forrest

Personally appeared before me, Joe Tamil, VP with whom I am personally acquainted, and who acknowledged that he/she executed the within instrument for the purposes therein contained, and who further acknowledged the he/she is the Vice President of Regions Bank as Successor By Merger to Amsouth Bank and is authorized by Regions Bank as Successor By Merger to Amsouth Bank to execute this instrument on behalf of the Regions Bank, as Successor By Merger to Amsouth Bank.

Witness my hand, at office, this 26th day of September, 2013.

NOTARY PUBLIC

My Commission Expires:

STATE OF MISSISSIPPI
JEFFERY M. KEYSEEAR
ID# 92252
NOTARY PUBLIC
Comm. Expires
Feb. 4, 2017
FORREST COUNTY

PLEASE RETURN TO:
STATE TITLE, INC.
4334 Lebanon Road
Hermitage, TN 37076