

STATE OF TENNESSEE }

COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $187,000.00.

Jennifer Crowell
AFFIANT

SUBSCRIBED AND SWORN TO BEFORE, THIS THE 16th DAY OF October, 2013.

Brittany Goins
NOTARY PUBLIC

My Commission expires: 4-17-17

	THIS INSTRUMENT PREPARED BY: Bell & Alexander Title Services Inc 8110 Isabella Lane, Ste 200 NAME / ADDRESS: Brentwood, TN 37027	
NAME & ADDRESS OF PROPERTY OWNER: John L Tress (NAME) 310 Westchester Drive (ADDRESS) Madison, TN 37115 (CITY) (STATE) (ZIP)	SEND TAX BILLS TO: Franklin American Mortgage (NAME) 501 Corporate Centre Dr. Ste 400 (ADDRESS) Franklin TN 37067 (CITY) (STATE) (ZIP)	MAP & PARCEL NUMBERS: 51-2-61

Special Warranty Deed

For and in Consideration of the sum of TEN AND N0/100 DOLLARS ($10.00) and other good and valuable consideration to said Grantor paid by the Grantee named herein, the receipt of which is hereby acknowledged,

REGIONS BANK, AN ALABAMA BANKING CORPORATION

(herein called "Grantors"), have GRANTED, SOLD and CONVEYED and by these presents do GRANT, SELL and CONVEY unto

JOHN L TRESS AND CHRISTINA G TRESS, HUSBAND AND WIFE

(herein called "Grantees"), the real property situated in DAVIDSON County, Tennessee, described as follows:

Certain real estate in Davidson County, Tennessee as follows: Land in Davidson County, Tennessee, being Lot No. 28 on the Plan of Holiday Hills, Section 2, as of record in Plat Book 3700, page 19, Register's Offce for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Regions Bank by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, dated January 11, 2013, of record in Instrument No. 20130114-0004335, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20130093122 DEEDWARRSP
Recvd: 10/31/13 08:45 2 pgs
Fees:13.00 Taxes:691.90
20131031-0112917

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.

In Witness Whereof, the Grantors have caused this instrument to be executed this ~~16th~~ 15th day of October, 2013.

REGIONS BANK, AN ALABAMA BANKING CORPORATION

By: _____
Steven Pursei, **Vice President**

ACKNOWLEDGMENTS:

STATE OF Mississippi
COUNTY OF Forrest

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Steven Pursei, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who upon _____ oath acknowledged himself to be the Vice President of the within named bargainor, a corporation, and that he as such Vice President, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by the said Steven Pursei as such Vice President.

Witness my hand and official seal on this the 16th day of October, 2013.

_____
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