BILL GARRETT, Davidson County
Trans: T20130093564 DEEDWARRSP
Recvd: 11/01/13 10:10 2 pgs
Fees: 13.00 Taxes: 209.24

20131101-0113425

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,550.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF October, 2013.

Notary Public

MY COMMISSION EXPIRES: 10/16/16
(AFFIX SEAL)

DANA DELWORTH STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

B-RB-13-509

THIS INSTRUMENT WAS PREPARED BY
Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Richard Block	RICHARD BLOCK	
(NAME)	(NAME)	
509 Fedders Drive	1150 SHELTON AVE	04306017000
(ADDRESS)	(ADDRESS)	
Madison, TN 37115	NASHVILLE, TN 37216	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **REGIONS BANK,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **RICHARD BLOCK,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 26 ON THE PLAN OF MADISON PARK, SECTION 3 OF RECORD IN PLAT BOOK 3500, PAGE 104, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION OF THE PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO REGIONS BANK BY DEED FROM SAM J. MCALLESTER III, SUBSTITUTE TRUSTEE OF RECORD AT INSTRUMENT NO. 20130723-0076284, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 7/23/2013 AND RECORDED ON 7/23/2013. BEING THE SAME PROPERTY CONVEYED TO DONNA B. SKELTON, A MARRIED PERSON BY DEED FROM NADINE HEMPKER GRAVES (FORMERLY NADINE HEMPKER) AND HUSBAND, DAVID F. GRAVES OF RECORD IN BOOK 9318, 928 PAGE , REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, DATED 4/18/1994 RECORDED ON 4/21/1994. THE SAID DONNA B. SKELTON HAVING SINCE DIED, JULY 5, 2001, INTESTATE, PROBATE #03P977 AND AT THAT TIME WAS KNOWN AS DONNA B. FIELDS. TERRY FIELDS RECEIVED THE FEE SIMPLE INTEREST IN SAID PROPERTY PURSUANT TO THE LAWS OF INTESTACY BY AFFIDAVIT OF INHERITANCE OF RECORD IN INSTRUMENT NO. 20050316-0028937, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO A) 2013 PROPERTY TAXES AND SUBSEQUENT YEARS; B) INSTRUMENTS OF RECORD IN PLAT BOOK 3500, PAGE 104 AND BOOK 3794, PAGE 933, SAID REGISTER'S OFFICE; AND C) ANY AND ALL EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD NOT STATED HEREIN.

This is
( ) **unimproved**
(X) **improved**

property known as **509 Fedders Drive Madison, Tennessee 37115**
(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 GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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 ~~30th~~ 29th day of October, 2013.

Regions Bank

By: _____

Its: Steven Purser
Vice President

REGIONS BANK CORPORATE SEAL AN ALABAMA BANKING CORPORATION

STATE OF Mississippi

COUNTY OF Forrest

On this the ~~30th~~ 29th day of October, 2013, before me personally appeared Steven Purser, to me known (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself/herself to be the Vice President of Regions Bank, the within named bargainor, and that he/she as such Vice President executed the foregoing instrument for the purpose therein contained.

Witness my hand and official seal, this the ~~30th~~ 29th 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

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212