#7511

SPECIAL WARRANTY DEED

Return to:
Advantage Title and Escrow, Inc
3325 Aspen Grove Dr
Suite 104
Franklin, TN 37067

LaTrece McAdoo
State of Tennessee
Notary Public
My Comm. Exp. 3/3/2014
Davidson County

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2013.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 3325 Aspen Grove Drive, Franklin, TN 37067

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Lucian Barbu	Lucian Barbu	16412000200
(NAME)	(NAME)	
1004 Pin Oak Drive	P.O. Box 68334	
(ADDRESS)	(ADDRESS)	
Antioch, Tennessee 37013	Nashville TN 37206	
(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 Lucian Barbu and Regina Barbu, husband and wife, 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 Number 2 Meadow Woods, 2nd Revision, Phase 1, of record in Plat Book 9700, page 570, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a complete and accurate legal description.

Being the same property conveyed to REGIONS BANK, by deed of record in Instrument No. 20130131-0009884, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

unimproved ☐

This is improved ☒ property, known as 1004 Pin Oak Drive, Antioch, TN 37013

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 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.

BILL GARRETT, Davidson County
Trans:T20130094098 DEEDWARRSP
Recvd: 11/04/13 12:18 2 pgs
Fees:13.00 Taxes:332.63
20131104-0114266

Witness my hand this 16th day of October, 2013.

Regions Bank

By: _____

Steven Purser, Vice President

STATE OF MS

COUNTY OF Forrest

Before me, the undersigned, a Notary Public in and for the state of County aforesaid, personally appeared Steven Purser, VP with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence)and who, upon oath, acknowledged himself/herself to be the V.P. of Regions Bank and that he/she as such VP executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself/herself as V. P.

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

Commission expires:

Notary Public

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