**NEW OWNER:**

FRANK MCCOOL
1116 CALLIS ROAD
LEBANON, TN 37090

THIS INSTRUMENT PREPARED BY:

Rochelle, McCulloch & Aulds, P.L.L.C.
Attorneys at Law
109 Castle Heights Ave. North
Lebanon, TN 37087

**SEND TAX BILLS TO:**
**NEW OWNER**

FILE NO: 13-1092

**Map and Parcel 06404006400**

Space for Recorder's Stamp

BILL GARRETT, Davidson County
Trans:T20130104883 DEEDWARRSP
Recvd: 12/17/13 10:25 3 pgs
Fees:18.00 Taxes:215.34
20131217-0127245

# SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **Fifty-Eight Thousand Two Hundred and 00/100 Dollars ($58,200.00)** cash in hand paid, the receipt of which is hereby acknowledged, **REGIONS BANK** ("Grantor") has this day bargained and sold and by these presents does hereby transfer and convey unto **FRANK MCCOOL and wife, KAREN MCCOOL**, ("Grantee") their heirs and assigns, forever, the following tract or parcel of land, situated and lying in **DAVIDSON** County, Tennessee, bound and described as follows, to-wit:

**Land located in DAVIDSON County, Tennessee and being known and designated as all of Lot No. 31A on the Plan of Zone Lot Division 31, of Lake Country, as shown on the plat of the same of record in Plat Book 5800, Page 329, in the Register's Office for Davidson County, Tennessee, to which plat specific reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to REGIONS BANK by Trustee's Deed from C. Tucker Herndon, Substitute Trustee, dated October 11, 2012, and of record in Instrument No. 20121012-0093754, Register's Office for DAVIDSON County, Tennessee.**

This description is the same as in the prior deed.

This is not the principal residence of the Grantor.

THIS IS IMPROVED PROPERTY.

TO HAVE AND TO HOLD said property, together with any and all appurtenances and improvements thereunto, belonging to the said Grantee, their heirs and assigns, in fee simple, forever.

GRANTOR covenants with said Grantee that Grantor is lawfully seized and possessed of said property; that Grantor has a good and lawful right to make this conveyance; that the same is free, clear and unencumbered, except as noted herein; and Grantor will forever warrant and defend the title thereto against the lawful claims of all persons claiming through and under Grantors, **BUT NOT FURTHER OR OTHERWISE.**

THIS CONVEYANCE is made subject to all visible easements, rights-of-way and matters shown on the plat of record at Plat Book 5800, Page 329, and any and all restrictions, existing roadways, easements and rights-of-way of record.

POSSESSION shall be given date of deed.

PROPERTY TAXES for the current year shall be prorated as of date of deed.

PROPERTY is sold ***"AS IS"***.

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.

WITNESS OUR SIGNATURE hereto this 26th 22nd day of November, 2013.

REGIONS BANK

By: _____

Steven Purse

Its: VICE PRESIDENT

REGIONS BANK CORPORATE SEAL ALABAMA BANKING CORPORATION

STATE OF MS

COUNTY OF Forrest

Personally appeared before me, the undersigned authority, a notary public in and for the state and county aforesaid, Steven Pilsar with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), who acknowledged that he is the VICE PRESIDENT of **REGIONS BANK**, the within-named bargainor, and as such authorized officer, being given the authority to so do, executed the within instrument on behalf of the corporation by signing its name as such authorized officer.

WITNESS my hand and official seal at office this 22nd day of November, 2013.

NOTARY PUBLIC

My commission expires: 2/4/17

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

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The actual consideration or value, whichever is greater, for this transfer is **$58,200.00.**

AFFIANT

Sworn to and subscribed to before me this 26th day of November, 2013.

NOTARY PUBLIC

My commission expires:

MATTHEW H. RYAN
STATE OF TENNESSEE
NOTARY PUBLIC
Comm. Exp. 7-8-2014
WILSON COUNTY