398

BILL GARRETT, Davidson County
Trans:T20140089282 DEEDWARRSP
Recvd: 11/26/14 13:22 2 pgs
Fees:13.00 Taxes:629.00
20141126-0109285

Special Warranty Deed

Prepared by & Return to: Centennial Title Company, Inc.
30 Burton Hills Blvd. Ste. 165
Nashville, TN 37215

This Indenture made and entered into this **November 21, 2014** , by and between RegionsBank, party of the first part, and Kurt Aschliman and Hannah Aschliman, husband and wife, party of the second part.

Witnesseth: That for and in consideration of the sum of Ten Dollars ($10.00), the receipt of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party(ies) of the second part, the following described real estate situate, lying and being in the **County of Davidson,** State of Tennessee, to wit:

Land in Davidson County, Tennessee being Lot No. 84 on the Plan of Donelson Hills, of record in Plat Book 2331, Page 22, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Regions Bank, by Substitutes Trustee Deed from Shapiro & Kirsch, LLP, as Substitute Trustee, of record as Instrument No. 20140602-0047248, dated May 28, 2014, Register's Office for Davidson County, Tennessee. Being the same property conveyed to Mariana Branza, a married person, from Samuel Stan and wife, Rodica Stan, dated September 30, 2004, of record as Instrument No. 20041007-0121079, Register's Office for Davidson County, Tennessee.

Property Address:	2118 Dearborn Drive Nashville, TN 37214
Owner's Name:	Kurt Aschliman Hannah Aschliman
Owner's Address:	1563 Delmar Ave Nashville TN 37212
Mail Tax Bill to:	F&M Bank P.O. Box 451 Clarksville, TN 37040
Parcel No.:	84-13-17.00

THIS DEED IS NOT TO BE IN EFFECT UNTIL: November 21, 2014

To Have and to Hold the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party(ies) of the second part, his/her/their heirs and assigns in fee simple forever.

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.

Regions Bank
By: Steven Purser, Vice President

By: _____
Authorized Signatory

State of Mississippi
County of Forrest

On the 20th day of November, 2014, before me the undersigned Notary Public of the State and County aforesaid, appeared Steven Purser, Vice President, with whom I am personally acquainted, or proved to me to be on the basis of satisfactory proof, and who, upon oath, acknowledged himself/herself to be an authorized signatory of Regions Bank, the within named bargainor, and that he/she as such authorized signatory being authorized so to do, executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as an authorized signatory.

My Commission Expires: 1-6-16

Janie K Creel
Notary Public

STATE OF MISSISSIPPI
JANIE K. CREEL
ID# 101018
NOTARY PUBLIC
Comm. Expires
Jan. 08, 2016
JONES COUNTY

State of TN
County of DAVIDSON

I, or we, hereby swear or affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is **$170,00.00**, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this 21st day of November, 2014

My Commission Expires: 5/8/18

_____
(Seal)
Notary Public 5/8/18

ANGELA Y. POSTON-WILLIAMSON
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN