BILL GARRETT, Davidson County
Trans:T20150027924 DEEDWARRSP
Recvd: 04/14/15 12:43 2 pgs
Fees:13.00 Taxes:1243.20
20150414-0032920

STATE OF TENNESSEE
COUNTY OF DAVIDSON

The actual consideration or value, whichever is greater, for this transfer is 336,000.00

Affiant

Subscribed and sworn to before me, this 8th day of April, 2015.

Notary Public

My commission expires: _____

STACEY DENSON PALMER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires NOV. 5, 2018

THIS INSTRUMENT WAS PREPARED BY
SIGNATURE TITLE SERVICES, LLC
4751 TROUSDALE DRIVE, STE 111
NASHVILLE, TN 37220

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
RUSLAN BAGIROV **VICTORIA BAGIROV**	NEW OWNER	**172090A03400CO**
6213 BANBURY STA		
BRENTWOOD, TN 37027		

FOR AND IN 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 ACKNOWLEDGE, WE,

REGIONS BANK

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO

RUSLAN BAGIROV and wife, VICTORIA BAGIROV

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:

LOT 34, SECTION I, OF BANBURY CROSSING, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 9700 AT PAGE 536-537 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO REGIONS BANK, BY SUBSTITUTE TRUSTEE'S DEED FROM J. PHILLIP JONES, AS SUBSTITUTE TRUSTEE, DATED 09/05/2014 AND RECORDED ON 09/09/2014 IN INSTRUMENT NUMBER 20140909-0082262, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

All easements, restrictive covenants and conditions, and other matters of record, including items set out on any applicable plat of record.

This is improved (_X_) unimproved (_____) property known as 6213 BANBURY STATION, BRENTWOOD, TN 37027.

AND THE GRANTOR, DOES HEREBY CONVENANT with the Grantee, except as above-noted, tht, 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 judgment.

Witness my/our hand(s) this 7th day of April, 2015.

REGIONS BANK
Steven Purser

STATE OF ~~TENNESSEE~~ MS
COUNTY OF ~~DAVIDSON~~ Forrest

Personally appeared before me, a Notary Public of said County and State, REGIONS BANK, the within named Grantor(s), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that he/she/they executed the within instrument for the purposes therein contained.

Witness my hand, at office, this 8th day of April, 2015.

Notary Public

My Commission Expires:

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