#10065

SPECIAL WARRANTY DEED

LATRECE MCADOO
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires 05-08-2018

STATE OF TN
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $444,000.00

Mindy Kabel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF OCTOBER, 2015.

La McAdoo
Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

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

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alexandre Koumtchev Natalia Koumtchev	Bank of Nashville dba Synovus Bank	160160b05700co
(NAME) 6028 Brentwood Chase Drive	(NAME) 1033 Demonbreun St.	
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Nashville TN 37203	
(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 Alexandre Koumtchev and Natalia Koumtcheva, 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:

Land in Davidson County, Tennessee, being Lot No. 60, on the Plan of Brentwood Chase Revision One, Section One, of record in Plat Book 9700, Pages 936-941, said Register's Office to which reference is hereby made for a more complete legal description.

Being the same property conveyed to Regions Bank by deed from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20150506-0041256, said Register's Office.

This is improved ☒ improved / unimproved property, known as 6028 Brentwood Chase Drive, Brentwood, Tn 37027

(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:T20150086759 DEEDWARRSP
Recvd: 10/12/15 14:39 2 pgs
Fees:13.00 Taxes:1642.80
20151012-0103704

Witness my hand this 8th day of October, 2015.

Regions Bank by Steven Purser, Vice President

STATE OF Mississippi
COUNTY OF Forrest

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

Witness my hand and official seal at Hattiesburg, MS this 8th day of October, 2015.

Commission expires:

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

Notary Public