 (Notary Stamp)	**STATE OF TENNESSEE** **COUNTY OF WILLIAMSON** The actual consideration or value, whichever is greater, for this transfer is $145,000.00 Affiant Subscribed and sworn to before me, this 4th day of October, 2016. Notary Public My commission expires: 3-9-2020

THIS INSTRUMENT PREPARED BY
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027

SPECIAL WARRANTY DEED

Address of New Owner(s) as follows:	Send Tax Bills To:	Map-Parcel Numbers:
Yeison Biuler Morales Vasquez	**New Owner**	**162-08-0-081.00**
4632 Dowdy Drive		
Antioch, TN 37013		

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, an Alabama state banking corporation

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

Yeison Biuler Morales Vasquez

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. 21 on the Plan of a Resubdivision of Lane Estates, of record in Plat Book 4860, Page 65, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to Regions Bank d/b/a Regions Mortgage, by Substitute Trustee's Deed from Brock & Scott, PLLC, as Substitute Trustee, dated July 11, 2016, of record in Instrument No. 20160714-0072203, Register's Office for Davidson County, Tennessee.

BILL GARRETT, Davidson County
Trans:T20160089940 DEEDWARRSP
Recvd: 10/12/16 11:08 2 pgs
Fees:13.00 Taxes:536.50
20161012-0107869

THIS CONVEYANCE IS MADE SUBJECT TO THE FOLLOWING:
The current year's property taxes have been prorated and paid or are assumed by the Grantee. Subsequent taxes are assumed by the Grantees; including Rollback taxes, if any.
The Plan of record in Plat Book 4860, Page 65, Register's Office for DAVIDSON County, Tennessee.
Restrictive covenants contained in an instrument of record in Book 4737, Page 803, Register's Office for DAVIDSON County, Tennessee.
Subject to the flow of any stream across the subject property.
Any and all visible easements lying on or across the property.
This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This is improved property known as 124 Shacklett Lane Court, Antioch, TN 37013.

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 my/our hand(s) this 4th day of October, 2016.

Regions Bank

By: Steven Purse Vice President

STATE OF Mississippi
COUNTY OF Forrest

Personally appeared before me, Melissa Duck, a Notary Public for the State and County aforesaid, Steven Purse with whom I am personally acquainted (or who proved to me his/her identity on the basis of satisfactory evidence), and who, upon oath, acknowledged that he executed the within instrument for the purposes therein contained, and who further acknowledged that he is the Vice President of Regions Bank, an Alabama state banking corporation and is authorized by said banking corporation to execute this instrument on its behalf.

Witness my hand, at office, this 3rd day of October, 2016.

Notary Public

My Commission Expires: 8/19/2019

STATE OF MISSISSIPPI
MELISSA DUCK
ID No. 113468
Com. Exp. 08-19-2019
NOTARY PUBLIC
FORREST COUNTY

File #: **160562JM**
RECORD & RETURN TO:
McCann & Hubbard
1804 Williamson Court, Suite 201
Brentwood, TN 37027