File Box 9B
FTEC FILE # 21870

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,500.00/ $82,000.00

Don G. Charest
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF OCTOBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL) DONALD G. PATTERSON NOTARY PUBLIC AT LARGE DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Advantage Title & Escrow, 3354 Perimeter Hill Dr. Ste. 142, Nashville, TN 37211

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP/PARCEL NUMBERS
Don G. Charest	NEW OWNER	119-14-282
(NAME)	(NAME)	My Commission Expires NOV. 29, 2003
311 Radnor Street		
(ADDRESS)	(ADDRESS)	
Nashville, Tennnessee 37211		
(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, U S Bank National Association, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO DON G. CHAREST, UNMARRIED, 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. 66 on the Plan of Pleasant View Subdivision of Mrs. McCombs property of record in Plat Book 421, Page 134, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to U S Bank National Association, by deed of record in Instrument No.20030625-0087538, Register's Office for Davidson County, Tennessee.

This conveyance is subject to any and all existing restrictions and easements of record.

By accepting this Special Warranty Deed, Grantee Acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either expressed or implied and is on an "AS IS" and "WHERE IS" basis. And Grantor does further covenant and bind itself, it's heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 10/29/03 13:55 2pgs
Fees:13.00 Taxes:303.40

20031029-0159306

unimproved ☐
This is improved ☒ property, known as 311 Radnor Street, Nashville, TN 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

OCT-15-2003 16:25 ADVANTAGE TITLE BL MD 1 615 292 9838 P.10

Witness our hands this 17th day of October, 2003.

U S Bank National Association

By: Diane M Sheldon

Attest:

STATE OF Minnesota

COUNTY OF Hennepin

Before me, a Notary Public of the State and County aforesaid, personally appeared Diane M. Sheldon, with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged herself to be the Vice President of the U.S. Bank National Association., a National Banking Association, and that as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the National Banking Association by herself as Vice President.

Witness my hand and official seal this the 17 day of Oct., 2003.

Commission expires: 1-31-07

Corinna L. Duffy
Notary Public

Witness my hand and official seal at Minneapolis Minnesota this 17th day of October, 2003.

Commission expires: May 28, 2006

CORINNA L. DUFFY
Notary Public
Minnesota
My Commission Expires January 31, 2007

Corinna L. Duffy
Notary Public