SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/10/04 11:24 2pgs
Fees:13.00 Taxes:599.40
20040610-0068813

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF JUNE, 2004.

Notary Public

MY COMMISSION EXPIRES: 2-20-05
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, TN 37027

F-1321

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Bell	New Owner	141-15-0-B-048.00 CO
(NAME)	(NAME)	
6809 River Ridge Dr.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Deutsche Bank Trust Company Americas, fka Bankers Trust Company, As Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Scott Bell,
AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

A certain tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to-wit:

Being Lot 245 on the Plan of Rolling River Estates, Phase 3, of record on Plat Book 5200, Page 81, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

In the legal description of the Grantor's deed the lot was referred to both as lot 345 and lot 245. The reference to lot 345 was in error and only lot 245 was intended to be conveyed.

Being all of the same property conveyed to Deutsche Bank Trust Company*
THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

*, Americas, fka Bankers Trust Company, as Trustee by Substitute Trustees deed, of record in INstrument No. 20030710-0095407, RODC

unimproved ☐

This is improved ☒ property, known as 6809 River Ridge Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Scott Bell and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas, fka Bankers Trust Company, As Trustee, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas, fka Bankers Trust Company, As Trustee, has executed this deed this 1st day of June, 2004.

SEAL 1985

Deutsche Bank Trust Company Americas, fka Bankers Trust Company, As Trustee

By:

Louis A. Amaya VP

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Louis A. Amaya with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the VP respectively of the Deutsche Bank Trust Company Americas, fka Bankers Trust Company, As TRustee, the within named bargainor, a corporation, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 1st day of June, 2004.

Commission expires:

MICHELLE MOREY
COMM. # 1281216
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
COMM. EXP. OCT. 21, 2004

MGC1

Notary Public

RETURN TO:

Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027