SPECIAL WARRANTY DEED

RETURN TO:
PREMIER ESCROW, LLC
4301 HILLSBORO ROAD, STE 300
NASHVILLE, TN 37215

BOX 10-A

KEVIN D. MONTGOMERY NOTARY PUBLIC DAVIDSON COUNTY, TENN. EXP 11/24/07

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,511.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF SEPTEMBER, 2004.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, TN 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian D. Siewert	Brian D. Siewert	119-05
(NAME) P. O. Box 121465	(NAME) P. O. Box 121465	302.00
(ADDRESS) Nashville, TN 37212-1465	(ADDRESS) Nashville, TN 37212-1465	
(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 **BRIAN D. SIEWERT, 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:

Being Lot No. 1 on the Plan of Cumberland Nurseries - Resubdivision of Lots 84 and 85, Blocks 23 and 24, as of record in Plat Book 8250, Page 709, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to U.S. Bank National Association by Trustee's Deed from Wilson & Associates, PLLC, dated June 23, 2004, of record in Inst. No. 20040701-0078598, Register's Office for Davidson County, Tennessee.

This conveyance is subject to (a) 2004 real property taxes, which have been prorated and assumed by the grantee(s); and (b) all matters appearing on the plan of record in Book 8250, page 709, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 224 Joyner Ave., Nashville, TN 37210
(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 claiming by, through or under the grantor herein, but no further or otherwise. 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.

Witness my hand this 28th day of September, 2004.

U.S. Bank National Association

By: Rita J. Heinn
Rita J. Heinn

As: Assistant Vice President
for U.S. Bank National Association

Davidson County DEEDWARR
Recvd: 09/30/04 10:09 2pgs
Fees:13.00 Taxes:275.69

20040930-0117725

STATE OF MINNESOTA

COUNTY OF HENNEPIN

Before me, the undersigned, of the state and county aforesaid, personally appeared Rita J. Heinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged ~~himself~~ herself to be Asst. Vice Pres. of **U. S. Bank National Association**, the within named bargainor, a national banking association, and that he as such Rita J. Heinn, executed the foregoing instrument for the purpose herein contained, by signing the name of the bargainor by ~~him~~ her or herself as Assistant Vice President.

Witness my hand and seal this 28th day of September, 2004.

Notary Public

My Commission Expires: Jan. 31, 2006

CRYSTAL A. VAUGHN
Notary Public
Minnesota
My Commission Expires Jan. 31, 2006