# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-22-09
(AFFIX SEAL)

DAVIDSON COUNTY
State of Tennessee
Notary Public
EVERSMEYER

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

F-2580

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Tommy Sidwell | Same | 082-08-0-240.00 |
| (NAME) | (NAME) | |
| 2201 Old Natchez Trace | | |
| (ADDRESS) | (ADDRESS) | |
| Franklin TN 37069 | | |
| (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 Tommy Sidwell, married

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:

Being Lot No. 27 on Subdivision of J.W. McFerrins's 6 ¼ Acres East Nashville of record in Plat Book 57, page 129, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being all of the same property conveyed to Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee by Substitute Trustee deed dated October 21st 2004 of record in Instrument No. 20041217-0150490, Register's Office Davidson County, Tennessee.

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.

unimproved ☐

This is improved ☒ property, known as 724 Hart Avenue, Nashville, TN 37206
(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 Tommy Sidwell and Suzanne Sidwell, Husband and Wife, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, warrants the title [illegible] against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under [illegible] not otherwise.

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas fka Bankers Trust [illegible] has executed this deed this 22nd day of March, 2005.

Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee BY Residential Funding Corporation, Attorney in Fact

BY:

Terri Acierno

Davidson County DEEDWARR
Recvd: 04/06/05 08:33 2 pgs
Fees:13.00 Taxes:148.00

20050406-0037496

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Terri Acierno, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of Residential Funding Corporation, the Attorney in Fact of said Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, the within named bargainor, and that he/she as such AVP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20030206-0016740 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 22 day of March, 2005

Notary Public

My Commission Expires: _____

MICHELLE MOREY
Commission # 1532954
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2008

**RETURN TO:**

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