SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/05 15:00 2 pgs
Fees:13.00 Taxes:602.73
20051020-0126784

Return to:
Infinity Title, LLC
404 BNA Dr. #307
Nashville, TN 37217

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $162,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF October 2005.

Notary Public

MY COMMISSION EXPIRES: 5/30/09
(AFFIX SEAL)

DEANNA GWYN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

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

f-2990

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dimeta Shawnell Smith	SAME AS OWNER	069-02-0-051.00
(NAME)	(NAME)	
4201 West Hamilton Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218		
(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 Dimeta Shawnell Smith, a single woman 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:

Land in Davidson County, Tennessee, being Lot No. 89 on the Plan of Enchanted Hills, Section 2, of record in Book 3700, Page 27, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Herman Roberts, unmarried by Warranty Deed from Mortgage Menders, LLC dated December 5, 2003, of record in Instrument No. 20031223-0182752, Register's Office for Davidson County, Tennessee. Said property being further conveyed to Derrick Clendening by Quitclaim Deed from Herman Roberts, unmarried, dated September 22, 2004, of record in Instrument No. 20040924-0115813, said Register's Office.

Being all of the same property conveyed to Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee by Substitute Trustee's deed dated February 17th 2005 of record in Instrument No. 20050228-0021403, Register's Office Davidson County, Tennessee. Said deed being corrected and recorded in Instrument No. * 20051020-0126783, of said Register's Office being recorded simultaneously herewith.

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 4201 West Hamilton Road, Nashville, TN 37218
(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 Dimeta Shawnell Smith 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 19th day of September, 2005.

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

By: _____

BY: Sharmel Dawson-Tyau, AVP

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 Sharmel Dawson-Tyau, 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 19 day of September, 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