SPECIAL WARRANTY DEED

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $96,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF MARCH, 2006.

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee 7100 Executive Center Drive Brentwood, TN 37027

f-0572

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert J. Trummeter	Same	072-13-0-257.00
(NAME)	(NAME)	
35886 Fairfax Ct	as	
(ADDRESS)	(ADDRESS)	
Murrieta, CA 92563-4575	owner	
(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, Bank One, National Association, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Robert J. Trummeter, single 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 218, 219, and 220 on the Plan of Trevecca Subdivision of Renraw as of record in Book 421, page 421 , page s72 and 73 Registers' Office for said County Said Lots Nos. 218, 219, and 220 front together 150 feet on the northerly margin of West Douglas Avenue and extend back 270.6 feet on the easterly line and 268.3 feet on the westerly line to an alley, measuring 150 feet thereon.

Source of title: 200 20201-0014047 R.O.D.C.

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 911 Douglas Avenue, Nashville, TN 37027
(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 Robert J. Trummeter and his/her/their assigns, forever.

Said Bank One, National Association, 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 Bank One, National Association, as Trustee, has executed this deed this 13 day of March, 2006.

Bank One, National Association, as Trustee BY
Residential Funding Corporation, Attorney in Fact

By: Sharmel Dawson-Tyau

BY:

Vice President

Davidson County DEEDWARR
Recvd: 04/13/06 09:29 2 pgs
Fees:13.00 Taxes:355.20

20060413-0042367

CORPORATE SEAL 1983 DELAWARE RESIDENT

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-Ryan, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Residential Funding Corporation, the Attorney in Fact of said Bank One, National Association, as Trustee, the within named bargainor, and that he/she as such Vice President, 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 200031600270620 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 13th day of March, 2006

Notary Public

My Commission Expires:

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

RETURN TO:

Resource Title Agency of Tennessee
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027