SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/01/06 08:46 2 pgs
Fees:13.00 Taxes:37.00

20060501-0049252

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $10,000.00

Jean M. Walker
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF April, 2006.

NOTARY PUBLIC AT LARGE DAVIDSON CO.

Notary Public

MY COMMISSION EXPIRES: 05/30/07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
USA TITLE & ESCROW, INC., 1802 Williamson Court, Suite 200, Brentwood, TN 37027

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Otter Wood Homeowners Association	Otter Wood Homeowners Association	158.04-0A-019.00 CO
(NAME) P O Box 150069	(NAME) P O Box 150069	
(ADDRESS) Nashville, TN 37215	(ADDRESS) Nashville, TN 37215	
(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, First Tennessee Bank, N.A., HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Otter Wood Homeowners Association, 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:

Land in Davidson County, Tennessee, being Lot No. 88 on the Plan of Otter Wood, Section 2, Revised as of record in Book 6900, pages 598-602, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a complete and accurate description thereof.

Being the same property conveyed to First Tennessee Bank, N.A., by Deed from David M. Smythe, Substitute Trustee, dated June 26, 2003, and recorded June 26, 2003, as Instrument No. 200306260088564, said Register's Office.

unimproved ☒
This is improved ☐ property, known as 27 Park Meadow, Lot 88, Nashville, TN 37215
(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 whomsoever. 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 26th day of April, 2006.

First Tennessee Bank, N.A.

By: Larry Chapman, Foreclosure Manager
Larry E. Chapman, Foreclosure Manager

STATE OF TENNESSEE)

COUNTY OF KNOX)

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Larry E. Chapman, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself to be Foreclosure Manager of First Tennessee Bank, National Association, the within named bargainor, a corporation, and that he as such Foreclosure Manager executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by himself as Foreclosure Manager.

WITNESS my hand and seal, at office, this 25th day of April, 2006.

NOTARY PUBLIC

My Commission Expires: My Commission Expires July 13, 2009

