SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/06/06 11:08 2 pgs
Fees:13.00 Taxes:90.65
20060606-0066664

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 $24,500.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF MAY, 2006.

Elaine Eversmeyer
Notary Public

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

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT-0753

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel L. Green	Samuel L. Green	081-07-0 551.00
(NAME)	(NAME)	
1810 10th Avenue	504 Cody Hill Ct	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Nashville, TN 37211	
(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, F/K/A Bankers Trust Company, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Samuel L. Green, and wife Wanda W. Green,

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 the north part of Lot No. 29 on the Map of the Subdivision of Lot No. 1 of the Woodland Plan of Lots called Maplegrove, sometimes called Valentino's Subdivision of Maplegrove, as of record in Book 57, Page 83, Register's Office for Davidson County, Tennessee, described as follows:

Said part of Lot No. 29 fronts 25 1/3 feet on the easterly side of 10th Avenue and runs back between parallel lines, 174 feet to an alley.

BEING the same property conveyed to Deutsche Bank Trust Company Americas, F/K/A Bankers Trust Company, as Trustee by Substitute Trustee's Deed of record as Instrument No. 20060310-0028195, in Register's Office of 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 1810 10th Avenue, Nashville, TN 37208
(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 Samuel L. Green, and wife Wanda W. Green and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas, F/K/A 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.

KM

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas, F/K/A Bankers Trust Company, as Trustee, has executed this deed this 15 day of May, 2006.

Deutsche Bank Trust Company Americas, F/K/A Bankers Trust Company, as Trustee by Residential Funding Corporation, as Attorney in Fact

By: _____

Sharmel Dawson-Tyau

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 VICO PRESIDENT of Residential Funding Corporation, the Attorney in Fact of said Deutsche Bank Trust Company Americas, F/K/A Bankers Trust Company, as Trustee, the within named bargainor, and that he/she as such V. P., 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 in Register's Office for DAVIDSON County, Tennessee.

Witness my hand and Notarial Seal this 15 day of May, 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

RESOURCE TITLE AGENGY OF TN, LLC
3931-B GALLATIN PIKE
NASHVILLE, TN 37216