SPECIAL WARRANTY DEED

RETURN TO:
GRISSIM TITLE + ESCROW, LLC
2309 CREST MOOR RD, STE 300
NASHVILLE, TN 37215

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,200.00

Heather Royston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF OCTOBER, 2006.

C. [illegible]
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

TROY CARNEY
NOTARY PUBLIC
STATE OF TENNESSEE
DAVIDSON COUNTY, TENN.
My Commission Expires SEPT. 20, 2008

THIS INSTRUMENT WAS PREPARED BY
Advantage Title and Escrow, 109 Kenner Avenue, Nashville, TN 37205

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alfredo Fernandez	SAME	142-90-131
(NAME)	(NAME)	
1058 General George Patton Drive		
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37221		
(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, US Bank National Association, as Trustee, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO Alfredo Fernandez and Beatriz Fernandez, Husband and Wife, 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:

Being a certain Condominium Apartment in Davidson County, Tennessee, being Unit No. 1058, together with Carport designated No. C-1058, of River Plantation Condominiums, Section Six, Phase One, a horizontal property regime, created under Title 66, Section 27-101, at seq., as amended. Tennessee Code Annotated, and as established by a Master Deed for River Plantation Condominiums, of record in Book 5794, Page 526, Register's Office for Davidson County, Tennessee, including without limitation the By-Laws appended thereto, of record in Book 5794, Page 539, said Register's Office, together with the undivided percentage interest in the Common Elements appurtenant to said Unit as set forth in said Master Deed. Reference is hereby made to the plan of River Plantation Condominiums, Section Six, Phase One, of record in Book 5200, Page 359 and 360, and Register's Office, for a more complete identification and description of such Unit.

Being the same property conveyed to US Bank National Association, *Trustee by Warranty Deed dated August 8, 2006, from Aster Rutibabalira Adams and Tatiana Kampororo, as of record in Instrument No. 20060810-0098695, Register's Office for Davidson County, Tennessee. Also being the same property conveyed to Aster Rutibabalira and wife, Tatiana Kampororo, by Warranty Deed dated March 29, 2001, from Sarah S. Martinez, unmarried, as of record in Instrument No. 20010404-0032981, Register's Office for Davidson County, Tennessee.

unimproved ☐

This is improved ☒ property, known as 1058 General George Patton Drive, Nashville, TN 37221
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

"By accepting this Special Warranty Deed, Grantee acknowledges that he has had adequate opportunity to inspect the property conveyed herein as well as all improvements located thereon. Except as specifically set forth in this Special Warranty Deed this conveyance is made without warranty or representation, either express or implied and is on "AS IS" and "WHERE IS" basis. And Grantor does further covenant and bind itself, its assigns, successors and representatives, to warrant and forever defend the title to the said land to the said Grantee, its heirs, successors, and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, but not further or otherwise. Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Davidson County DEEDWARR
Recvd: 10/24/06 13:40 2 pgs
Fees:13.00 Taxes:592.74
20061024-0131785

Witness my hand this 6th day of October, 2006.

US Bank National Association, as Trustee

By: Jeff R. Huston of Chevy Chase Bank FSB as Servicing Agent.

STATE OF MARYLAND

COUNTY OF MONTGOMERY

Before me, the undersigned, a Notary Public in and for the State and County aforesaid, personally appeared Jeff R. Huston with whom I am personally acquainted, or (proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/~~herself~~ to be the Servicing Agent with Chevy Chase Bank FSB for US Bank National Association, as Trustee and that he/~~she~~ as such of the Servicing Agent with Chevy Chase Bank FSB for US Bank National Association, as Trustee executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Laurel, Maryland, this 6th day of October, 2006.

Commission expires: NANCY C. BARNES Notary Public, State of Maryland My Commission Expires Nov. 21, 2009

Notary Public