SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/27/06 15:27 2 pgs
Fees:13.00 Taxes:310.80
20061227-0159589

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF December, 2006

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 8/12/10

ANDREW H. MALONE STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

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

RT1000

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sancha Dismukes and Cynthia Dismukes	Mortgage Co of America	080-07-0 055.00
(NAME)	(NAME)	
3329 Panorama Drive	2416 21ST Ave. S, Ste. 202	
(ADDRESS)	(ADDRESS)	
	Nashville, TN 37212	
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, U. S. Bank National Association, as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sancha Dismukes and Cynthia Dismukes,

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:

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot #472 on the Plan of Bordeaux Hills, Section VI, of record in Book 3842, Page 10, Register's Office for said County, to which reference is made for a more complete and accurate description.

Being the same property conveyed to U. S. Bank National Association as Trustee, by Trustee's Deed from Arnold M. Weiss, as Trustee, dated March 28, 2006, and recorded April 13, 2006, in Instrument No. 20060413-0042335, Register's Office for 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 ☒ property, known as 3329 Panorama Drive Nashville 37218
improved
(House Number, (Street) (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 Sancha Dismukes and Cynthia Dismukes, and his/her/their assigns, forever.

Said U. S. Bank 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 U. S. Bank National Association, as Trustee., has executed this deed this 25th day of September, 2006

U. S. Bank National Association, as Trustee by Residential Funding Corporation, Attorney in Fact

By Olivia Ruiz

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 Olivia Ruiz, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP of Residential Funding Corporation, the Attorney in Fact of said U. S. Bank National Association, as Trustee., the within named bargainor, and that he/she as such VP, 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 20060901-0108523 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 25th day of September, 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
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT1000