Box 5

SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 02/06/07 09:11 2 pgs
Fees:13.00 Taxes:296.00

20070206-0015239

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF January, 2007

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

WAYNE THOMAS NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY TENN. My Commission Expires NOV 14, 2009

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

RT2790

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kayla MacIntyre		
(NAME) ~~1001 Stainback Ave.~~	(NAME) Same	82-03-349.00
(ADDRESS) 1434 Wilbec	(ADDRESS)	
~~Nashville TN 37207~~ Memphis TN 38117 (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, Robert J. Trummeter, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Kayla MacIntyre,

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:

Being Lot. No. 76 and the south 1/2 of Lot 75 on the Plan of Sharpe & Horn's 1st Addition of record in Book 57, Page 152, Register's Office for Davidson County, Tennessee, and more particularly described as follows: Said Lot and part of Lot adjoin and front together 75 feet on the easterly side of Stainback Avenue and run back between parallel lines 153 feet to an alley, Lot No. 76 along the northerly margin of Vaugnh Ave.

Being the same property conveyed to Robert J. Trummeter, single by Warranty Deed from JPMorgan Chase Bank as Trustee, dated April 10, 2006, recorded May 9, 2006, in Instrument No. 20060509-0054241, 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 1001 Stainback Ave. Nashville 37207
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 Kayla MacIntyre, and his/her/their assigns, forever.

Said Robert J. Trummeter., 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 Robert J. Trummeter., has executed this deed this January 10, 2007

Robert J. Trummeter

STATE OF ~~TENNESSEE~~ California

COUNTY OF ~~DAVIDSON~~ Riverside

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Robert J. Trummeter, with whom ~~I am personally acquainted~~ (or proved to me on the basis of satisfactory evidence), being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this January 10, 2007.

Commission expires: Sept. 4th, 2010

Notary Public

ALEXIS WYNN ASTFALK
Commission # 1691740
Notary Public - California
Riverside County
My Comm. Expires Sep 4, 2010

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT2790