SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $282,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March, 2007

Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

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

RT2357

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Koenig and Patricia Koenig	SunTRUST	172-14-0-A 021.00
(NAME) 5968 Hitching Post Lane	(NAME) 201 4th Ave N.	
(ADDRESS)	(ADDRESS) 7th Floor	Loan # 0038247110
Nashville TN 37211	Nashville, TN 37219	
(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, N.A., as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Michael Koenig and Patricia Koenig, husband and wife as tenants by the entirety 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:

Real estate located in Davidson County, Tennessee, described as follows:

Land lying in the Sixth Civil District of Davidson County, Tennessee, being Lot: #116 on the final plat of Section One of Wexford Downs, of record in Plat Book: #9700, Pages #308 and #309, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank, N.A., as Trustee by Substitute Trustee's Deed from Arnold M. Weiss, as Substitute Trustee dated October 17, 2006 and recorded October 26, 2006 in Instrument Number 20061026-0132539, 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 improved ☒ property, known as 5968 Hitching Post Lane Nashville 37211
(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 Michael Koenig and Patricia Koenig, and his/her/their assigns, forever.

Said U.S. Bank, N.A., 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.

Davidson County DEEDWARR
Recvd: 04/02/07 13:28 2 pg
Fees:13.00 Taxes:1043.40
20070402-0038996

IN WITNESS WHEREOF, the said U.S. Bank, N.A., as Trustee., has executed this deed this 21st day of March, 2007

U.S. Bank, N.A., as Trustee by Residential Funding Corporation, Attorney in Fact

By Sharmel Dawson-Tyau

Christina Lariviere

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 VP of Residential Funding Corporation, the Attorney in Fact of said U.S. Bank, N.A., 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 200609010108523 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 21st day of March, 2007

Notary Public

My Commission expires: _____

GRACE PIRE SILVA
COMM. #1491170
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires May 23, 2008

RETURN TO:

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

RT2357