SPECIAL WARRANTY DEED

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 $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF MARCH, 2007

Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

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

RT2401

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Madaid Lopez	American Home Mortgage	071-01-0 148.00
(NAME)	(NAME)	
2416 Old Matthews Road	538 Broadhollow Rd.	Loan #
(ADDRESS)	(ADDRESS)	1000024200016274371
Nashville TN 37207	Melville NY 11747	
(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 Madaid Lopez, a single person 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:

A certain tract of parcel of land in Davidson County, in the State of Tennessee, described as follows: Being Lot No. 69 of Section One, Fourth Addition, Trinity Hills Resubdivision of Lot Nos. 68 and 69 of record in Book 6050, Page 448, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Eddie Harbert and wife, Patti Harbert by Quitclaim Deed from Eddie Harbert dated March 22, 2001 and recorded on April 3, 2001 in Instrument No. 20010403-0032379, Register's Office for Davidson County, Tennessee. Said property being further 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 30, 2006 in Instrument Number 20061030-0134442, 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 2416 Old Matthews Road 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 Madaid Lopez, 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: 04/09/07 13:25 2 pgs
Fees:13.00 Taxes:233.10
20070409-0041813

IN WITNESS WHEREOF, the said U.S. Bank, N.A. as Trustee., has executed this deed this 12th day of February, 2007

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

By Terri Acierno

Terri Acierno

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 Terri Acierno, 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 02089763 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 12th day of February, 2007

Notary Public

My Commission expires: _____

Commission # 1577600
Notary Public - California
San Diego County
My Comm. Expires May 9, 2009

RETURN TO:

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

RT2401