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 $48,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF MAY, 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

RT3005

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Harry Armstrong and Patrica Armstrong	Harry Armstrong and Patrica Armstrong	081-02-0 010.00
(NAME)	(NAME)	
2233 24th Ave. N.	206 Rose Hill Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Goodlettsville TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/17/07 12:14 2 pgs
Fees:13.00 Taxes:177.60

20070517-0059113

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, US Bank National Association as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Harry Armstrong and Patrica Armstrong, 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:

Being a tract of lot of land in the 8th, formerly the 13th Civil District of Davidson County, Tennessee, being known as Lot No. 6 on the unrecorded map of T.L. Herbert, Jr.'s Subdivision of certain lots of the land conveyed to him by the City of Nashville by deed of record in Book 2157, Page 349, Register's Office for said County and described according to a copy of a survey thereof by Geo. W. Watkins, surveyor, December 15, 1954, as follows: Beginning at an iron pin on the westerly margin of 24th Avenue North, as shown on said Survey, at the common corner of Lots 5 and 6; thence with the margin of said Avenue, North 2 deg. 30 min. East 50 feet to an iron pin; thence West 160 feet to a stake; thence south 2 deg. 30 min. West 50 feet to an iron pin; thence South 89 deg. 20 min. (erroneously typed as 30 in prior deeds) East 160 feet to the point of beginning.

Being the same property conveyed to US Bank National Association as Trustee by Trustee's Deed from Aaron Squyres as Successor Trustee and Christopher S. Gray as Co-Trustee dated January 31, 2007 and recorded February 7, 2007 in Instrument Number 20070207-0016378, 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 2233 24th Ave. N. Nashville 37208
(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 Harry Armstrong and Patrica Armstrong, and his/her/their assigns, forever.

Said US 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 US Bank National Association as Trustee., has executed this deed this 8th day of May, 2007

US Bank National Association as Trustee by Residential Funding Corporation, Attorney in Fact

By Sharmel Dawson-Tyau VP

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 US 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 200609010108523 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 8th day of May, 2007

Notary Public

My Commission expires: _____

RETURN TO:

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

RT3005