SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 08/08/07 09:52 2 pgs
Fees:13.00 Taxes:255.06
20070808-0094743

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,936.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF July 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

RT3137

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donald Ryan Scott and Lori Anne Scott	DONALD RYAN SCOTT LORI ANNE SCOTT	149-05-0 120.00
(NAME)	(NAME)	
4720 Volunteer Drive	5022 CLAUDE DR	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	SMYRNA TN 37167	
(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, US Bank National Association as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Donald Ryan Scott and Lori Anne Scott, HUSBAND AND WIFE, JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP, 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 in Davidson County, Tennessee, being Lot No. 138 on the plan of Section Two, Terragon Trails, of record in Book 5050, Page 9, Register's Office for said County.

Being the same property conveyed to William E. Dromgoole et ux Jennie Pinkston Dromgoole by Warranty Deed from Marion Thurman et ux Eva M. Thurman, dated October 11, 1977, and recorded October 13, 1977, of record in Book 5208, Page 569, Register's Office for Davidson County, Tennessee.

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 4, 2007 and recorded January 22, 2007 in Instrument Number 20070122-0008052, 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 4720 Volunteer Drive Antioch 37013
(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 Donald Ryan Scott and Lori Anne Scott, , 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: _____

Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

RETURN TO:

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

RT3137