Davidson County DEEDWARR
Recvd: 08/13/07 09:59 2 pgs
Fees:13.00 Taxes:1071.15
20070813-0096386

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $289,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 DAY OF August 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

RT3024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Barbara Drake	Same as New Owner	104-05-0 171.00
(NAME)	(NAME)	
3704 Princeton Ave.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37205		
(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, Deutsche Bank Trust Company Americas as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Barbara Drake, AN UNMARRIED INDIVIDUAL

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:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows:

Being the easterly part of Lot No. 5 and the westerly part of Lot No. 6 on the Map of J.D. Torrey's Subdivision of Lots Nos. 411 and 503 in Richland Realty Company's Division "C", as of record in Book 421, Page 186, and described as follows:

Beginning on the northerly margin of Princeton Avenue 30 feet easterly from the corner of Lots Nos. 4 and 5; thence running easterly with the northerly margin of said Avenue 65 feet; thence northerly 67 feet, more or less, to a point in the southerly margin of an alley, said point being 35 feet easterly from the northwest corner of said Lot No. 6; thence westerly with the southerly margin of said alley to a point, 20 feet easterly from the corner of Lots No.s 4 and 5; ;thence southerly 94 feet, more or less to the beginning.

Being the same property conveyed to Deutsche Bank Trust Company Americas as Trustee by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated February 1, 2007 and recorded February 13, 2007 in Instrument Number 20070213-0018165, 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 3704 Princeton Ave. Nashville 37205
(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 Barbara Drake, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas 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 Deutsche Bank Trust Company Americas as Trustee., has executed this deed this 18th day of July, 2007

Deutsche Bank Trust Company Americas as Trustee by
Residential Funding Company, LLC fka Residential Funding
Corporation, Attorney in Fact

By Cathy Crawford

Cathy Crawford

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Cathy Crawford, 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 Company, LLC fka Residential Funding Corporation, the Attorney in Fact of said Deutsche Bank Trust Company Americas 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 200204150046166 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 18th day of July, 2007

Notary Public

My Commission expires: 6-15-11

ALICIA ELECTOR GATSON
Notary Public, State of Texas
My Commission Expires
June 15, 2011

RETURN TO:

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

RT3024