Davidson County DEEDWARR
Recvd: 08/21/07 11:03 2 pgs
Fees:13.00 Taxes:295.63

20070821-0100000

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 $79,900.00

Karen Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF August, 2007

Elaine Eversmeyer
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

RT4092

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark R Scott and Richard L Block	MARK R SCOTT AND RICHARD L. BLOCK	071-04-0-064.00
(NAME)	(NAME)	
2604 Jones Ave	1013 GRACELAWN DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	BRENTWOOD TN 37027	
(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., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Mark R Scott and Richard L Block, BOTH MARRIED, TENANTS IN COMMON

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. 323 on the map of Joywood Heights, Section 2, of record in Book 1130, page 92, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Margie Anderson by Warranty Deed from Ross Winchel and Jill B. Winchel, husband and wife, dated December 19, 2005 and recorded December 27, 2005 in Instrument Number 20051227-0153406, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank, N.A. by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated July 5, 2007 and recorded July 11, 2007 in Instrument Number 20070711-0082507, 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 2604 Jones Ave Nashville 37207
(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 Mark R Scott and Richard L Block, and his/her/their assigns, forever.

Said U.S. Bank, N.A.., 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 U.S. Bank, N.A.., has executed this deed this 13th day of August, 2007

U.S. Bank, N.A., **BY Residential Funding Company LLC f/k/a Residential Funding Corporation Attorney in Fact**

By Gary Neuman, Vice President

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Gary Neuman, 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 f/k/a Residential Funding Corporation** the Attorney in Fact of said U.S. Bank, N.A.., 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 13th day of August, 2007

Notary Public

My Commission expires: 6-26-11

SHEMIKA NICOLE LOTT
Notary Public, State of Texas
My Commission Expires
June 26, 2011

RETURN TO:

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

RT4092