SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/27/07 10:30 2 pgs
Fees:13.00 Taxes:388.50
20070827-0102261

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $105,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF August, 2007

Notary Public

MY COMMISSION EXPIRES: 9-19-09

(AFFIX SEAL)

MARJORIE K. WHITE NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TN My Commission Expires September 19, 2009

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

RT3636

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Porter	Walter Porter	065-13-0 013.00
(NAME)	(NAME)	
4812 Big Horn Dr	103 Pleasant View Dr	
(ADDRESS)	(ADDRESS)	
	Searcy, AR 72143	
Old Hickory TN 37138		
(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 National Association, as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Walter Porter,

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. 4, Section 1, Sherwood Forest as of record in Book 4175, Page 153, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Previously conveyed to Ashonda Seay, married, by Warranty Deed from Thongseng Sengsayadeth and wife, Khaikeo Sengsayadeth dated June 24, 2005 and recorded July 6, 2005 in Instrument Number 20050706-0077158, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank National Association, as Trustee by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee dated May 3, 2007 and recorded May 17, 2007 in Instrument Number 20070517-0059089, 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 4812 Big Horn Dr Old Hickory 37138
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 Walter Porter, and his/her/their assigns, forever.

Said U.S. 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 U.S. Bank National Association, as Trustee., has executed this deed this 20th day of August, 2007

U.S. Bank National Association, as Trustee **BY Residential Funding Company LLC f/k/a Residential Funding Corporation Attorney in Fact**

By Jason Asuncion, AVP

Patricia Flores

Patricia Flores, Witness

STATE OF ~~TEXAS~~ CA

COUNTY OF DALLAS, San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jason Asuncion, 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 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 20th day of August, 2007

Notary Public

My Commission expires:

MICHELE ARCHULETA
Commission # 1541789
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2009

RETURN TO:

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

RT3636