# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/28/07 10:15 2 pgs
Fees:13.00 Taxes:232.73

20070828-0103041

STATE OF ~~TENNESSEE~~ Colorado
COUNTY OF ~~DAVIDSON~~ Denver

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 2007

Notary Public

MY COMMISSION EXPIRES: 8-10-

(AFFIX SEAL)

EVELYN C. KEUTER
NOTARY PUBLIC
STATE OF COLORADO

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

RT3821

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Michael Peden | MICHAEL PEDEN | 071-15-0 340.00 |
| (NAME) | (NAME) | |
| 1213 N 2nd Street | 3507 CENTRAL AVE. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37207 | 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, U.S. Bank National Association, as Trustee, by Specialized Loan Servicing, LLC, Attorney in Fact, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Michael Peden, A SINGLE PERSON

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. 71 on the Plan of Benedict Land Company's Subdivision of the Lindsley Tract, as shown on plat of record in Plat Book 332, Page 40, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate legal description.***

***Being the same property conveyed to Leroy Lee, Sr.by Deed from James E. Merrell, et ux, Olivia W. Merrell dated May 2, 1989 and recorded May 3, 1989 in Book 7831, Page 891, Register's Office for Davidson County, Tennessee.***

***Being the same property conveyed to U.S. Bank National Association, as Trustee, by Specialized Loan Servicing, LLC, Attorney in Fact by Substitute Trustee's Deed from Priority Trustee Services, of TN, L.L.C., dated June 7, 2007, recorded June 18, 2007, of record in Instrument No. 20070618-0072630, Register's Office, 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 1213 N 2nd Street 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 Michael Peden, and his/her/their assigns, forever.

Said U.S. Bank National Association, as Trustee, by Specialized Loan Servicing, LLC, Attorney in Fact., 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, by Specialized Loan Servicing, LLC, Attorney in Fact., has executed this deed this 27th day of July, 2007

U.S. Bank National Association, as Trustee, by Specialized Loan Servicing, LLC, Attorney in Fact

Kathryn L Berthiaume

By

Kathryn L. Berthiaume
Assistant Vice President

STATE OF ~~TENNESSEE~~ Colorado

COUNTY OF ~~DAVIDSON~~ Denver

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kathryn L. Berthiaume, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP, of Specialized Loan Servicing, LLC the Attorney in Fact of said U.S. Bank National Association, as Trustee, by Specialized Loan Servicing, LLC, Attorney in Fact., the within named bargainor, and that he/she as such AVP, 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 20070628010304O of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 27th day of July, 2007

Notary Public

My Commission expires: 8/7/07

EVELYN C. KEUTER
NOTARY PUBLIC
STATE OF COLORADO

**RETURN TO:**

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

**RT3821**