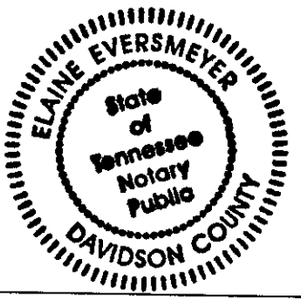
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF August, 2007

Notary Public

MY COMMISSION EXPIRES: 1-22-09

(AFFIX SEAL)

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

RT4246

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bill Ellis (NAME)	Bill Ellis (NAME)	148-01/0-215.00
4971 Sherman Oaks Dr (ADDRESS)	912 Elmington Court (ADDRESS)	
Nashville TN 37211 (CITY) (STATE) (ZIP)	Brentwood, TN 37027 (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, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Bill Ellis, A MARRIED 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:

Being Lot No. 335 on the Plan of Hillbrook, Section 6, as of record in Plat Book 4175, Page 7, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.
Being the same property conveyed to Thomas D. Brassell and wife, Lena M. Brassell by Warranty Deed from Wallace W. Greer and wife, Rebecca R. Greer dated December 11, 1979 and recorded December 12, 1979 in Book 5542, Page 747, Register's Office for Davidson County, Tennessee, AND;
Being the same property conveyed to Lena Mai (Allen) Brassell, now Lena Mai Allen by Quitclaim Deed from Thomas Dunham Brassell dated December 18, 1984 and recorded February 6, 1985 in Book 6488, Page 263, Register's Office for Davidson County, Tennessee, AND;
Being the same property conveyed to Kevin J. Allen and Danny H. Allen by Quitclaim Deed from Lena Mai Allen dated October 14, 1986 and recorded November 21, 1986 in Book 7046, Page 983, Register's Office for Davidson County, Tennessee, AND;
Being the same property conveyed to Danny H. Allen by Quitclaim Deed from Kevin J. Allen and wife, Diatra L. Allen dated June 2, 1995 and recorded June 5, 1995 in Book 9690, Page 200, Register's Office for Davidson County, Tennessee, AND;
Being the same property conveyed to Homecomings Financial, LLC by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated July 12, 2007 and recorded July 20, 2007 in Instrument Number 20070720-0086431, Register's Office for Davidson County, Tennessee.
Being the same property conveyed to U S Bank by Quit Claim Deed from Homecomings Financial, LLC, dated August 23, 2007, recorded simultaneously herewith in Instrument No. 20070831010 4968 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 4971 Sherman Oaks Dr (House Number, (Street)) Nashville (City or Town) 37211 (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 Bill Ellis, and his/her/their assigns, forever.

Said U S Bank., 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.

Davidson County DEEDWARR
Recvd: 08/31/07 11:47 2 pgs
Fees:13.00 Taxes:382.95

20070831-0104969

IN WITNESS WHEREOF, the said U S Bank., has executed this deed this 21st day of August, 2007

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

By Patrick McClain,
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 Patrick McClain, 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., 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 20060901-0108523 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 21st 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

RT4246