SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/17/07 12:24 2 pg:
Fees:13.00 Taxes:536.50

20070917-0111002

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,000.00

Carol A. Clawson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF August, 2007.

Notary Public

MY COMMISSION EXPIRES: 1-12-09

(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
PHILLIS S. MADDEN

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

RT3881

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Levi Bowen	Countrywide Home Loans	083-16-0-019.00
(NAME) 2708 Fortland Drive	(NAME) 2021 N. Gallatin Rd. Ste 280	
(ADDRESS)	(ADDRESS) ~~Gallatin~~	
Nashville TN 37206	Madison TN 37115	
(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 f/k/a Bankers Trust Company, as Trustee by: Funding Corporation, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Levi Bowen,

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:

Land in Davidson County, Tennessee, being Lot no. 271 on the Plan of Section Three, Fortland Park, of record in Plat Book 2900, Page 61, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to Steve Chaisson by Special Warranty Deed from Countrywide Home Loans dated November 22, 2005 and recorded on December 29, 2005 in Instrument No. 20051229-0156449, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Mark LePera by Quitclaim Deed from Steve Chaisson, dated December 9, 2005 and recorded on January 12, 2006 in Instrument No. 20060112-0004988, said Register's Office.

Said property being further conveyed to Deutsche Bank Trust Company f/k/a Bankers Trust Company, as Trustee by: Funding Corporation by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C. as Substitute Trustee dated May 31, 2007 and recorded on June 12, 2007 in Instrument No. 20070612-0070329, said Register's Office.

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 2708 Fortland Drive Nashville 37206
(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 Levi Bowen, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company f/k/a Bankers Trust Company, as Trustee by: Funding Corporation., 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 f/k/a Bankers Trust Company, as Trustee by: Funding Corporation., has executed this deed this 10th day of August, 2007

Deutsche Bank Trust Company f/k/a Bankers Trust Company, as Trustee by: Funding Corporation, **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 Deutsche Bank Trust Company f/k/a Bankers Trust Company, as Trustee by: Funding Corporation., 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 20030206-0016740 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 10th day of August, 2007

Shemika Lott
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

Homeland Title, LLC
1036 General George Patton Dr.
Franklin, TN 37067

RT3881