SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/27/07 10:38 2 pgs
Fees:13.00 Taxes:327.45

20070927-0115285

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,300.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF September 2007

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SANDY MEYERS NOTARY PUBLIC AT LARGE DAVIDSON TN

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

RT3925

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
CW-340 Trust	New Owner	072-14-0 327.00
(NAME)	(NAME)	
1414 Chester Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37206		
(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, US Bank, N.A., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO CW-340 Trust,

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 Nos. 11, 12, and the north 30 feet of Lot Nos. 7 and 8 of Block "B" on the Map of Belle Forest No. 2, as of record in Book 843, Page 94, Register's Office for said County, described as follows:

Beginning on the southerly margin of Chesterfield Avenue at the common corner of Lot Nos. 12 and 13; thence with the line between said two lots, southwardly 150 feet to the northerly line of said Lot No. 9, thence with the northerly line of said Lot No. 9, eastwardly 10 feet more or less to the common corner of Lots Nos. 8 and 9; thence with the line between said two lots, southwardly 30 feet; thence eastwardly 90 feet to the westerly line of Lot No. 4; thence with the easterly line of Lots Nos. 1, 2, 3 and 4, northwardly 180 feet to the southerly margin of Chesterfield Avenue; thence with the southerly margin of said Avenue westwardly 100 feet to the point of beginning.

Previously conveyed to Robert Wordlaw and wife, Louise Wordlaw by Warranty Deed from Murphree Mortgage Company dated July 29 1963, and recorded July 31, 1963 in Book 3611, Page 15, Register's Office for Davidson County, Tennessee, AND;

Previously conveyed to Richard L. Wordlaw, unmarried, by Quitclaim Deed from Robert Wordlaw, an unmarried widower, dated January 20, 1999 and recorded January 21, 1999 in Book 11306, page 998, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to US Bank, N.A. by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee dated June 7, 2007 and recorded June 18, 2007 in Instrument Number 20070618-0072629, 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 1414 Chester Avenue 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 CW-340 Trust, and his/her/their assigns, forever.

Said US 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 US Bank, N.A.., has executed this deed this 30th day of August, 2007

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

By Jeannette Berkshire, 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 Jeannette Berkshire, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP of BY Residential Funding Company, LLC f/k/a Residential Funding Corporation the Attorney in Fact of said US 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 30th day of August, 2007

Notary Public

My Commission expires: 6-15-11

ALICIA ELECTOR GATSON
Notary Public, State of Texas
My Commission Expires
June 15, 2011

RETURN TO:

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

RT3925