SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $89,250.00

Karen Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 2007

Elaine Eversmeyer
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

RT3974

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Denise R Scott	BANK OF AMERICA NA.	096-09-0-066.00
(NAME)	(NAME)	
2711 Emery Drive	9000 SOUTHSIDE BLVD	LOAN NO.
(ADDRESS)	(ADDRESS)	330815382
Nashville TN 37214	JACKSONVILLE. FL 32256	
(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 Denise R Scott, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being Lot No. 14 on the Plans of Meadowview Acres, as shown on plat of record in Plat Book 2133, Page 50, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Linda Sullins, an unmarried person by Warranty Deed from Monica Miller, dated April 13, 1995 and recorded on April 17, 1995 in Book 9646, Page 942, 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 28, 2007, recorded July 11, 2007 of record in Instrument number 20070711-0082515, 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 2711 Emery Drive Nashville 37214
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 Denise R Scott, 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.

Davidson County DEEDWARR
Recvd: 10/05/07 10:05 2 pgs
Fees:13.00 Taxes:330.23
20071005-0118769

IN WITNESS WHEREOF, the said US Bank N.A.., has executed this deed this 20th day of September, 2007

US Bank N.A. by Residential Funding Company L.L.C.
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 L.L.C. f/k/a Residential Funding Corporation the Attorney in Fact for 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 20020415-0046166 of Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 20th day of September, 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

RT3974