Davidson County DEEDWARR
Recvd: 10/08/07 10:55 2 pgs
Fees:12.00 Taxes:0.00

20071008-0119615

SPECIAL WARRANTY DEED

This deed being recording to correct vesting and spelling on deed of record in Instrument No. 20070905-0106602

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF AUGUST, 2007

Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

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

RT3253

ADDRESS NEW OWNER(S) AS FOLLOWS:			SEND TAX BILLS TO:			MAP-PARCEL NUMBERS
Robert J Biancheri			Robert J Biancheri			119-06-0 055.00
(NAME) 92 Elberta			1651 Preston Pl			
(ADDRESS)			(ADDRESS)			
Nashville (CITY)	TN (STATE)	37210 (ZIP)	Brentwood (CITY)	tn (STATE)	37027 (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 America's as trustee By Residential Funding Company, LLC f/k/a Residential Funding Corporation, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Robert J Biancheri, a married man, 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 the Sixth (erroneously typed "Sixty" in prior deed of record), formerly 9th, Civil District of said County and State, being the West part of an unnumbered tract marked "Jackson" on the Plan of Sterling Subdivision, Section One, as of record in Book 1424, Page 97, Register's Office for said County and State, and the westerly one-half of a strip of ground marked "Reserved" on the Plan of Sterling Heights, Section II, as of record in Book 1424, Page 104, said Register's Office, described Miller Street and Elberta Street; thence with the northerly margin of Elberta Street, South 88 degrees 15 minutes (erroneously typed "feet" in prior deeds of record) East 81 feet to a point; thence, North 4 degrees 30 minutes (erroneously typed "feet" in prior deeds of record) East 149 feet, more or less, to a point; thence, North westwardly with the South line of Lots Nos. 16 and 17 on the Plan of Sterling Heights, Section II, 81.18 feet to a point in the easterly margin of Miller Street; thence, with the easterly margin of Miller Street, South 4 degrees 30 minutes (erroneously typed "feet" in prior deeds of record) West 150.12 feet to the point of beginning.

Being the same property conveyed to Ashpern Eugene Harding by Cash Deed for Tennessee from Andrew M. Cuomo, Secretary of Housing and Urban Development, of Washington, D.C. dated February 16, 2000 and recorded February 17, 2000 in Instrument Number 20000217-0015759, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deutsche Bank Trust Company America's as trustee By Residential Funding Company, LLC f/k/a Residential Funding Corporation by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., dated March 15, 2007, recorded March 27, 2007, of record in Instrument No. 20070327-0036478, AND re-recorded simultaneously herewith in Instrument No. 20070905-0106601 in the 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 92 Elberta Nashville 37210
(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 Robert J Biancheri, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company America's as trustee By Residential Funding Company, LLC f/k/a Residential 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 America's as trustee By Residential Funding Company, LLC f/k/a Residential Funding Corporation., has executed this deed this 14th day of August, 2007

Deutsche Bank Trust Company America's as trustee By Residential Funding Company, LLC f/k/a Residential Funding Corporation as Attorney in Fact

By
Gary Neuman,
Vice President

RESIDENTIAL FUNDING COMPANY, LLC * DELAWARE CORPORATE SEAL 1995

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 America's as trustee By Residential Funding Company, LLC f/k/a Residential Funding Corporation., the within named bargainor, and that he/she as such Residential Funding Company, LLC f/k/a Residential Funding Corporation, 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 14th 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

RT3253