SPECIAL WARRANTY DEED

DAVIDSON COUNTY ELAINE EVERSMEYER State of Tennessee Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $72,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF October, 2007

Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

3931 Gallatin Pike, Suite B Nashville, TN 37216(615)-782-8115

RT4248

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hoyt D. Bragg and Pete Carden	COUNTRYWIDE BANK NA	070-04-0 147.00
(NAME)	(NAME)	
2323 Ilolo St	1199 NORTH FAIRFAX	LOAN No.
(ADDRESS)	(ADDRESS)	
	STE 500	181135387
Nashville TN 37207	ALEXANDRIA, TN 22314	
(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, LaSalle Bank, N.A., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Hoyt D. Bragg, a married man and Pete Carden, an unmarried 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:

Being Lot No. 42 on the map of Dewey Heights Addition of record in Book 161, Page 94, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Mildred Squire and spouse, Richard Squire by Warranty Deed from Gloria D. Barker, unmarried, dated June 19, 2002 and recorded June 24, 2002 in Instrument Number 20020624-0075727, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to LaSalle Bank, N.A. by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee dated July 26, 2007 and recorded August 2, 2007 in Instrument Number 20070802-0092035, 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 2323 Ilolo St Nashville 37207
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 Hoyt D. Bragg and Pete Carden, and his/her/their assigns, forever.

Said LaSalle 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: 11/02/07 09:56 2 pgs
Fees:13.00 Taxes:267.33

20071102-0129362

IN WITNESS WHEREOF, the said LaSalle Bank, N.A.., has executed this deed this 12th day of October, 2007

LaSalle Bank, N.A., **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 LaSalle 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 20071102-0129361 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 12th day of October, 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

RT4248