SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/16/07 10:39 2 pgs
Fees:13.00 Taxes:458.80

20071116-0134478

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,000.00

Ariel M Elam
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE ~~2ND~~ 6th DAY OF NOVEMBER, 2007

Carol A. Clawson
Notary Public

MY COMMISSION EXPIRES: 3-20-10
(AFFIX SEAL)

STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF DAVIDSON

THIS INSTRUMENT WAS PREPARED BY

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

RT4647

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ariel M Elam and Maridean M Elam	ARIEL M. + MARIDEAN M. ELAM	162-03-0 268.00
(NAME)	(NAME)	
~~4129-4131 Apache Trail~~	1065 BARNES ROAD	
(ADDRESS)	(ADDRESS)	
1065 BARNES RD	ANTIOCH, TN 37013	
Antioch TN 37013		
(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 Ariel M Elam and Maridean M Elam,

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. 191 on the Plan of Haywood Hills, Section 3 of record in Book 4460, page 164-165, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Christie D. Thomas, unmarried and Richard A. Lyden, married, by Warranty Deed from Rex A. Hall and wife, Jeanee W. Hall dated February 16, 1998 and recorded February 18, 1998 in Book 10798, Page 107, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Christie D. Thomas, unmarried, by Quit Claim Deed from Richard A. Lyden, married, dated April 24, 2002 and recorded May 2, 2002 in Instrument Number 20020502-0054367, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to US Bank, N.A. by Trustee's Deed from Aaron Squyres, Trustee, dated September 19, 2007, recorded October 8, 2007, of record in Instrument No. 20071008-0119874, 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 4129-4131 Apache Trail Antioch 37013

(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 Ariel M Elam and Maridean M Elam, 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 2nd day of November, 2007

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

By
Gary Neuman,
Vice President

STATE OF TEXAS

COUNTY OF ~~COLLIN~~ 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 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 ~~06174658~~ *20060901010852 3 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 2nd day of November, 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

RT4647

RETURN TO:
Homeland Title, LLC
1896 General George Patton Drive
Franklin, TN 37067