SPECIAL WARRANTY DEED

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 $172,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER, 2007

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 615-782-8115

RT3969

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bryson McCarley and Jamila McCarley	Bryson McCarley	032-09-0-115.00
(NAME)	(NAME)	
4716 Indian Summer Drive	Jamila McCarley	
(ADDRESS)	(ADDRESS)	
	4716 Indian Summer Dr	
Nashville TN 37207	Nashville TN 37207	
(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, U. S. Bank, N. A., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Bryson McCarley and Jamila McCarley, HUSBAND + WIFE JOINT TENANTS WITH THE RIGHT OF SURVIVORSHIP 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. 176 on the Plan of Quail Ridge Section Four of record in Plat Book 7900, Page 161, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kaneshia Monique Taylor, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated March 29, 2006, and recorded on March 31, 2006 in Instrument No. 20060331-0036614, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Marcus Matthews, unmarried by Warranty Deed from Keneisha Monique Taylor, unmarried, dated November 29, 2006 and recorded on December 6, 2006 in Instrument No. 20061206-0150967, said Register's Office.

Being the same property conveyed to U. S. Bank, N. A. by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., dated June 21, 2007, recorded July 18, 2007, of record in Instrument No. 200707180085375, 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 4716 Indian Summer Drive Nashville 37207
(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 Bryson McCarley and Jamila McCarley, and his/her/their assigns, forever.

Said U. S. 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: 11/20/07 13:14 2 pgs
Fees:13.00 Taxes:638.25

20071120-0135963

IN WITNESS WHEREOF, the said U. S. Bank, N. A.., has executed this deed this 5th day of November, 2007

U. S. Bank, N. A. ***By Residential Funding Company L.L.C. f/k/a Residential Funding Corporation as 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 of said U. S. 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, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 5th 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

RT3969