SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $117,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF NOVEMBER, 2007

Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

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

RT3857

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua Frederick Rosen	ELITE HOME LOANS	051-04-0 172.00 and 051-08-0 043.00
(NAME)	(NAME)	
833 Argle Ave	109 WESTPARK DR	LOAN NO.
(ADDRESS)	(ADDRESS)	
	STE. 310	1746241337
Madison TN 37115	BRENTWOOD, TN 37027	
(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 National Association, as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Joshua Frederick Rosen, A SINGLE 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 Davidson County, Tennessee, being Lot(s) 7 and 8 of Block "D", as shown on the map entitled Revised Map of Power and Roth's Madison Park Subdivision of record in Plat Book 843, Page 7, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Joe L Bass, II and wife Angela M. Bass by Warranty Deed from T.F. Homes, LLC dated July 27, 2005 and recorded August 1, 2005 in Instrument Number 20050801-0089519, Register's Office for Davidson County, Tennessee. AND;

Being the same property conveyed to U.S. Bank National Association, as Trustee by Substitute Trustees Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated May 31, 2007, recorded June 22, 2007, of record in Instrument No. 20070622-0074672, 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 ☒ property, known as 833 Argle Ave Madison 37115
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 Joshua Frederick Rosen, and his/her/their assigns, forever.

Said U.S. Bank National Association, as Trustee., 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: 12/03/07 10:20 2 pgs
Fees:13.00 Taxes:434.75

20071203-0139620

IN WITNESS WHEREOF, the said U.S. Bank National Association, as Trustee., has executed this deed this 6th day of November, 2007

U.S. Bank National Association, as Trustee BY Residential Funding Company L.L.C. f/k/a Residential Funding Corporationas 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 AVP of Residential Funding Company L.L.C. f/k/a Residential Funding Corporation, the Attorney in Fact of said U.S. Bank National Association, as Trustee., the within named bargainor, and that he/she as such AVP, 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 6th 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

RT3857