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 $55,500.00 .

Karen Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF December 2007

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1-22-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Title
3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT4747

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Gilbert L Smith (NAME)	Gilbert L. Smith (NAME)	108-03-0 055.00
3038 Casa Drive (ADDRESS)	3332 Elmhill Pike (ADDRESS)	
Nashville (CITY) TN (STATE) 37218 (ZIP)	Nashville (CITY) TN (STATE) 37214 (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., N.D., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Gilbert L Smith, 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:

Being all of Lot No. 103-A, on the Plan of Zone Lot Division, Lots 42-48 and 102-107, Section Five, Patio Villa, as shown by plat appearing of record in Plat Book 5200, Page 686, amending plat of record in Plat Book 5200, Page 633, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for more complete details of said lot.

Being the same property conveyed to Gerald Brooks, unmarried, by Warranty Deed from John H. Simon, Jr., married, dated September 26, 2003 and recorded September 29, 2003 in Instrument Number 20030929-0143481, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank, N.A., N.D. by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated September 7, 2007 and recorded September 10, 2007 in Instrument Number 20070910-0107997 in 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 improved ☒ property, known as 3038 Casa Drive (House Number, (Street)) Nashville (City or Town) 37218 (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 Gilbert L Smith, and his/her/their assigns, forever.

Said U.S. Bank, N.A., N.D.., 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: 01/02/08 10:50 2 pgs
Fees:13.00 Taxes:205.35
20080102-0000200

IN WITNESS WHEREOF, the said U.S. Bank, N.A., N.D., has executed this deed this December 17, 2007

U.S. Bank, N.A., N.D.

By Deborah F. Brant
Real Estate Officer

STATE OF Minnesota

COUNTY OF Hennepin

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah F. Brant, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Officer respectively of the Association US. Bank, N.A. the within named bargainor, a ~~corporation~~ association and that he/she as such Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this December 17, 2007

Commission expires:
January 31,
2012

CORINNA L. DUFFY
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2012

Corinna L Duffy
Notary Public

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT4747