SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/14/08 12:33 2 pgs
Fees:13.00 Taxes:325.23

20080114-0004072

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $87,900.00

Heather Kay M. Grissim
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE _____ DAY OF _____, 2008

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

JEFFREY M. GRISSIM
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JAN. 24, 2009

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

RT4644

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
B. Gayle Patterson		052-05-0 193.00
(NAME)	(NAME)	
875 Idlewild Drive	First Tennessee Home Loans	
(ADDRESS)	(ADDRESS)	
	1555 W Walnut Hill Ln Ste 200	
Madison TN 37115	Irving TX 75038	
(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, NA, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO B. Gayle Patterson,

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 part of Lot No. 9 on the map of the subdivision of Lots Nos. 35, 36 and 37 of the H.B. Chadwell Tract as of record in Book 547, Page 60, Register's Office for said County, described according to a survey made by James A. Hamilton Jr. Surveyor July 30, 1954 as follows:

Beginning at a point on the northerly margin of Idlewood Place at the southwest corner of part of Lot 9 conveyed to Mrs. Alberta Pate Harris by deed of record in Book 1349, Page 439, said Register's Office; thence along said Harris southwesterly line north 34 1/2 deg. West 259 feet, more or less, to the northwest corner of said Harris property; thence southwestwardly 4 feet to the northeast corner of the property conveyed to Willie Farmer Jackson by deed from Martin F. Cooney, et ux of record in Book 2158, page 219 said Register's Office; thence with said Jackson's easterly line southwardly 20 feet, thence southeastwardly 131 feet, more or less, to the point which is 18.4 feet northerly from a point in the line extended of the rear wall of the residence located on the premises and 7 feet eastwardly from the northwest corner thereof; thence southwardly 85 feet to the northerly margin of Idlewood Place; thence with the same eastwardly 80 feet, more or less, to the beginning.

Being the same property conveyed to Kiona Gardner and Derrick Williams, both unmarried people, by Warranty Deed from Bentley Investments, LLC dated July 17, 2006 and recorded August 8, 2006 in Instrument Number 20060808-0097288, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to US Bank, NA by Trustee's Deed from Matthew Smith as Co-Trustee dated September 13, 2007 and recorded September 20, 2007 in Instrument Number 20070920-0112373, 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 875 Idlewild Drive Madison 37115
(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 B. Gayle Patterson, and his/her/their assigns, forever.

Said US Bank, NA., 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, NA., has executed this deed this 18th day of December, 2007

US Bank, NA by Residential Funding Company LLC f/k/a
Residential Funding Corporation, Attorney in Fact

By Gary Neuman

STATE OF TEXAS

COUNTY OF 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, NA., 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 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 18th day of December, 2007

Notary Public

My Commission expires: 11-02-11

E. EVELYN BROWN
Notary Public, State of Texas
My Commission Expires
November 02, 2011

RETURN TO:

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

RT4644