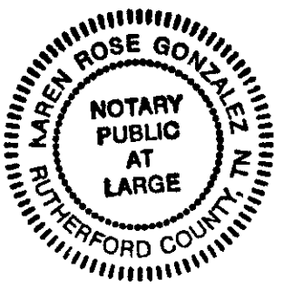
SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $103,400.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF January ,2008

Notary Public

MY COMMISSION EXPIRES: 8-16-08

(AFFIX SEAL)

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

RT4646

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Magdalena Figueroa	CountryWide BANK FSB	133-12-0 303.00
(NAME)	(NAME)	
445 Jessie Drive	1199 FAIRFAX ST	LOAN No
(ADDRESS)	(ADDRESS)	
	STE. 500	188225386
Nashville TN 37211	ALEXANDRIA VA. 22314	
(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 Magdalena Figueroa, AN UNMARRIED WOMAN

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 a follows:

Being Lot No. 38 on the plan of Section Two, Addition to Greenwood Hills of record in Book 5200, Page 62, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Cherquila Hicks, a married woman, by Warranty Deed from Alexander Hicks, Jr. and wife, Ella Hicks dated October 31, 2005 and recorded November 2, 2005 in Instrument Number 20051102-0132252, 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 24, 2007 and recorded September 24, 2007 in Instrument Number 20070924-0113644

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 445 Jessie Drive Nashville 37211

(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 Magdalena Figueroa, 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.

Davidson County DEEDWARR
Recvd: 01/22/08 12:45 2 pgs
Fees:13.00 Taxes:382.58



20080122-0006526

IN WITNESS WHEREOF, the said US Bank, NA., has executed this deed this 28th day of December, 2007

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

By Jeannette Berkshire

STATE OF TEXAS

COUNTY OF DALLLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jeannette McWay Berkshire, 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 28th day of December, 2007

E Evelyn Brown
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

RT4646