SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,270.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF March, 2008

Notary Public

MY COMMISSION EXPIRES: June 15, 2011
(AFFIX SEAL)

SOMMER HANEY
Notary Public, State of Texas
My Commission Expires
June 15, 2011

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

RT5475

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marco Pratt and Ciya Pratt	SUNTRUST MORTGAGE	050-07-0 133.00
(NAME)	(NAME)	
3917 Patton Hill Road	401 Commerce Street	050-07-0-133
(ADDRESS)	(ADDRESS)	
	Suite 6100	LOAN No.
Nashville TN 37207	Nashville TN 37219	0208323915
(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, LaSalle Bank National Association as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Marco Pratt and Ciya Pratt,

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 Lot No. 28, on the Plan of Northbrook, Phase Two, Final Plat, of record in Plat Book 9700, Page 769, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Alisa V. Armstrong, unmarried, by Warranty Deed from Buddy Dunn Contractors, L.P., dated May 26, 2000 and recorded May 30, 2000 in Instrument Number 200005300053510, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Alisa V. Johnson and husband, James Tommy Johnson, with right of survivorship, by Quitclaim Deed from Alisa V. Johnson (formerly Alisa V. Armstrong) dated September 13, 2000 and recorded September 19, 2000 in Instrument Number 20000919-0093069, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to LaSalle Bank National Association as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated December 27, 2007, recorded January 31, 2008, of record in Instrument No. 200801310009973, 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 3917 Patton Hill Road 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 Marco Pratt and Ciya Pratt, and his/her/their assigns, forever.

Said LaSalle 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: 03/19/08 11:47 2 pgs
Fees:13.00 Taxes:474.60
20080319-0027727

IN WITNESS WHEREOF, the said LaSalle Bank National Association as Trustee., has executed this deed this 14th day of February, 2008

LaSalle Bank National Association as Trustee by Residential Funding Company LLC f/k/a Residential Funding Corporation, Attorney in Fact

By Jamey Davis, PMAJO

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jamey Davis, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Residential Funding Company LLC f/k/a Residential Funding Corporation, the Attorney in Fact of said LaSalle Bank National Association as Trustee., the within named bargainor, and that he/she as such Vice President, 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 200711020129361 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 14th day of February, 2008

Notary Public

My Commission expires: June 15, 2011

SOMMER HANEY
Notary Public, State of Texas
My Commission Expires
June 15, 2011

RESIDENTIAL FUNDING COMPANY, LLC SEAL 1985 DELAWARE CORPORATE

RETURN TO:

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

RT5475