SPECIAL WARRANTY DEED

MELANIE S. MARINELLI STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF June, 2008

Notary Public

MY COMMISSION EXPIRES: 07/26/09

(AFFIX SEAL)

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

RT6514

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Helen Trimble Anthony (NAME)	HELEN Trimble Anthony (NAME)	069-03-0 059.00
3915 Southview (ADDRESS)	2480 Albion ST (ADDRESS)	
Nashville TN 37218 (CITY) (STATE) (ZIP)	Nashville TN 37208 (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 as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Helen Trimble Anthony, MARRIED

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. 6 on the Block of "FF" of the revised Map of Fairview Subdivision, of record in Plat Book 1130, Page 54, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Karen E. Shakir by Cash Deed for Tennessee from Mel Martinez , Secretary of Housing and Urban Development of Washington, D.C. dated July 7, 2003 and recorded July 18, 2003 in Instrument Number 20030718-0101116, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Shayla Childs by Warranty Deed from Karen E. Shakir dated July 26, 2006 and recorded August 7, 2006 in Instrument Number 20060807-0096468, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to US Bank NA as Trustee ("as Trustee" erroneously omitted from deed of record) by Trustee's Deed from Matthew Smith as Co-Trustee dated April 4, 2008 and recorded April 14, 2008 in Instrument Number 20080414-0037250, 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 3915 Southview (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 Helen Trimble Anthony, and his/her/their assigns, forever.

Said US Bank NA 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: 06/05/08 11:10 2 pgs
Fees:13.00 Taxes:203.50

20080605-0057836

IN WITNESS WHEREOF, the said US Bank NA as Trustee, has executed this deed this 16th day of May, 2008

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

Witness

By: _____
Patrick MacLain

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 MacLain, 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 as Trustee., 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 20060901-0108523 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 16th day of May, 2008

Notary Public

My Commission expires: 11-17-10

TRACEY JOHNSON-HOOKS
Notary Public, State of Texas
My Commission Expires
November 17, 2010

RETURN TO:

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

RT6514