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 $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19th DAY OF 2008

Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
RESOURCE TITLE AGENCY
3931 Gallatin Pike, Suite B, Nashville, TN 37216
615-782-8115

RT6459

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jose Victor Aguilar	Same as New Owner	051-14-0-A-047-00-CO
(NAME)	(NAME)	
2228 Golden Oak Place		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(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, U.S. Bank, N.A. ND, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jose Victor Aguilar and wife, Ana Eloisa Soria Torres De Aguilar, tenants by the entirety,

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:

Lot 47, Oakwood Estates Subdivision, as shown on plats of record in Plat Instrument Number 200005050045404, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Cheryl Dotson, unmarried, by Warranty Deed from George Dunn, d/b/a George Dunn Contractors dated July 17, 2002 and recorded July 19, 2002 in Instrument Number 20020719-0087148, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank, N.A. ND by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated February 22, 2008 and recorded February 25, 2008 in Instrument Number 20080225-0018389, 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 2228 Golden Oak Place (House Number, (Street)) Madison (City or Town) 37115 (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 Jose Victor Aguilar, and his/her/their assigns, forever.**

Said U.S. Bank, N.A. ND., 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: 06/24/08 10:04 2 pgs
Fees:13.00 Taxes:492.10

20080624-0064867

IN WITNESS WHEREOF, the said U.S. Bank, N.A. ND, has executed this deed this ~~29th~~ 3rd day of ~~May,~~ June 2008

U.S. Bank, N.A. ND

By Rita J. Heinn
Assistant Vice President

STATE OF Minnesota

COUNTY OF Hennepin

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Rita J. Heinn, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of US Bank NA, ND, ~~the Attorney in Fact~~ of said U.S. Bank, N.A. ND., the within named bargainor, and that he/she as such AVP, 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 _____ of record in Register's Office for Davidson County, Tennessee~~.

Witness my hand and Notarial Seal this ~~29th~~ 3rd day of ~~May~~ June 2008

Notary Public

My Commission expires: 1/31/13

MELISSA ALLEN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2013

RETURN TO:

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

RT6459