SPECIAL WARRANTY DEED

DAVIDSON COUNTY ELAINE EVERSMEYER State of Tennessee Notary Public

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $270,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF June, 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

RT6912

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael D Johnson and April N Johnson	Benchant Bank	132-01-0075.00
(NAME)	(NAME)	
966 Greerland Drive	2200 Abbott Martin	
(ADDRESS)	(ADDRESS)	
	Suite 103	
Nashville TN 37204	Nashville TN 37215	
(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, Deutsche Bank Trust Company Americas as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Michael D Johnson and April N Johnson, Husband and Wife, 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. 118 on the map of Rolling Meadows of record in Book 1424, Page 98 and 99, of the Register's Office for County, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Otis J. McKeehen and wife, Frances McKeehen by Warranty Deed from Carl Batson and wife, Bettye Ruth Batson dated December 6, 1950 and recorded December 8, 1950 in Book 1913, Page 151, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Deutsche Bank Trust Company Americas as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated February 7, 2008 and recorded May 16, 2008 in Instrument Number 20080516-0050556, 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 966 Greerland Drive Nashville 37204
(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 Michael D Johnson and April N Johnson, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas 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: 07/01/08 10:07 2 pg
Fees:13.00 Taxes:999.00

20080701-0067565

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas as Trustee, has executed this deed this 20th day of June, 2008

Deutsche Bank Trust Company Americas as Trustee by
Residential Funding Company LLC f/k/a Residential Funding
Corporation, Attorney in Fact

By Patrick McClain

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 McClain, 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 Deutsche Bank Trust Company Americas 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 200302060016740 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 20th day of June, 2008

Notary Public

My Commission expires: 11-1-2010

RETURN TO:

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

RT6912