# 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 $114,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF July, 2008

Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

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

RT5749

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Minnie Cordero | Elite Home Loans | 086-09-0 038.00 |
| (NAME) | (NAME) | Loan # |
| 205 Dockside Court | 109 Westpark Dr | 502162709 |
| (ADDRESS) | (ADDRESS) | |
| | Suite 260 | |
| Hermitage TN 37076 | Brentwood TN 37027 | |
| (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 National Association as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Minnie Cordero, unmarried

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. 34, Section Three Lakeside Woods Estates, of record in Plat Book 7900 (erroneously shown as 9700 on previous instruments), Pages 218, 219 and 220, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more particular description.

Being the same property conveyed to Bobbie Ann Austin by Warranty Deed from Tonnya W. Roark, now being Tonnya Annette White, a single woman, dated August 27, 2003 and recorded September 2, 2003 in Instrument Number 20030902-0126631, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Bobbie Ann Austin, an unmarried woman and Steven J. White, an unmarried man, as Tenants In Common With Rights Of Survivorship, by Quitclaim Deed from Bobbie Ann Austin, an unmarried woman, dated September 9, 2005 and recorded September 16, 2005 in Instrument Number 20050916-0111497, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank National Association as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated February 7, 2008 and recorded February 15, 2008 in Instrument Number 20080215-0015210, 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 205 Dockside Court Hermitage 37076
(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 Minnie Cordero, and his/her/their assigns, forever.

Said U.S. 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: 07/10/08 09:25 2 pg
Fees:13.00 Taxes:423.65

20080710-0070798

IN WITNESS WHEREOF, the said U.S. Bank National Association as Trustee, has executed this deed this 12th day of June, 2008

RESIDENTIAL FUNDING CORPORATION DELAWARE 1985 SEAL LLC

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

By _____
Ronald R. Potts, AVP

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ronald R. Potts, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP of Residential Funding Company LLC f/k/a Residential Funding Corporation, the Attorney in Fact of said U.S. Bank National Association as Trustee, 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 200609010108523 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 12th day of June, 2008

Notary Public

My Commission expires: _____

MICHELLE MOREY
COMM. #1532954
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Dec. 9, 2008

**RETURN TO:**

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

**RT5749**