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 $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th 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

RT6034

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tommy R. Greer and Judith C. Greer	Tommy & Judith Greer	034-13-0 188.00
(NAME)	(NAME)	
1392 Florance Avenue	105 Wynlands Dr	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Goodlettsville, TN 37072	
(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 Tommy R. Greer and Judith C. Greer, husband & wife, 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 No. 27 of Block G in East Lawn Subdivision, as shown of record in plat now on file in Plat Book 547, Page 153-154, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description of said property.

Being the same property conveyed to Comer E. Pulley, Jr. and Eva J. Pulley, husband and wife, by Warranty Deed from Solomon O. Gambrell, a widower, unmarried, dated November 6, 2003 and recorded November 11, 2003 in Instrument Number 20031111-0164861, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Frank Foley, unmarried, by Warranty Deed from Comer E. Pulley, Jr. and wife, Eva J. Pulley dated January 30, 2007 and recorded February 1, 2007 in Instrument Number 20070201-0013331, 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 28, 2008 and recorded March 5, 2008 in Instrument Number 20080305-0022036, 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 1392 Florance Avenue Madison 37115
(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 Tommy R. Greer and Judith C. Greer, 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: 07/11/08 11:04 2 pgs
Fees:13.00 Taxes:148.00
20080711-0071360

IN WITNESS WHEREOF, the said U.S. Bank National Association as Trustee, has executed this deed this 25th day of June, 2008

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

By Paul LaRosa
Processing Management
Asst. Junior Officer

STATE OF Connecticut

COUNTY OF Hartford

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared PAUL LAROSA, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PROC MAN ASST SO 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 PROC MAN. ASSN SO, 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 25th day of June, 2008

Notary Public

My Commission expires: _____

DENISE ANTUNES
NOTARY PUBLIC
State of Connecticut
My Commission Expires
June 30, 2009

RETURN TO:

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

RT6034