SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/16/08 13:22 2 pgs
Fees:13.00 Taxes:499.50
20080716-0072912

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 $135,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15 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

RT5471

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brian D Siewert (NAME)	Home Advantage Properties LLC (NAME)	133-16-0 214.00
4878 Shasta Drive (ADDRESS)	P.O. Box 121465 (ADDRESS)	
Nashville TN 37211 (CITY) (STATE) (ZIP)	Nashville TN 3721? (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 America as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Brian D Siewert, Single

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 3 on the plan of the Resubdivision of Reserve Parcel 200, Section Two, Welch Meadows, of record in Plat Book 4350, Page 98, 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 Arthur Steve Yokley, Sr. and wife, Jacqueline G. Yokley by Warranty Deed from Melba Glass Clements and wife, James Winston Clements dated August 28, 1996 and recorded September 11, 1996 in Book 10188, Page 42, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Franc Milos by Warranty Deed from Arthur Steve Yokley and wife, Jacqueline G. Yokley dated October 19, 2006 and recorded November 6, 2006 in Instrument Number 20061106-0138062, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Deutsche Bank Trust Company America as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated January 3, 2008 and recorded January 9, 2008 in Instrument Number 20080109-0002756, 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 4878 Shasta Drive (House Number, (Street)) Nashville (City or Town) 37211 (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 Brian D Siewert, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company America 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.

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company America as Trustee, has executed this deed this 7th day of July, 2008

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

By

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jeanette Berkshire, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Vice President of Residential Funding Company LLC f/k/a Residential Funding Corporation, the Attorney in Fact of said Deutsche Bank Trust Company America as Trustee, the within named bargainor, and that he/she as such Asst. Vice President, 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 7th day of July, 2008

Notary Public

My Commission expires 2/8/12

ISSA AKIL WILSON
Notary Public, State of Texas
My Commission Expires
February 08, 2012

RESIDENTIAL FUNDING COMPANY, LLC
CORPORATE SEAL
DELAWARE

RETURN TO:

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

RT5471