Davidson County DEEDWARR
Recvd: 07/18/08 11:48 2 pgs
Fees:13.00 Taxes:162.80

20080718-0073829

ELAINE BEVERS WEBER
State of Tennessee Notary Public
DAVIDSON COUNTY

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,000.00

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

RT7158

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark R Scott	MARK R SCOTT	071-04-0 100.00
(NAME)	(NAME)	
2530 Flamingo Drive	1013 GRACELAWN DR	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	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 Mark R Scott, MARRIED

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. 389 on the Plan of Joywood Heights, Section 11-A, as shown on plat of record in Book 1424, Page 20, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to James H. Houston and wife, Andrea P. Houston by Warranty Deed from Grand Canyon Properties, L.L.C. dated April 30, 2001 and recorded May 11, 2001 in Instrument Number 20010511-0048912, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to James S. Houston by Quitclaim Deed from James H. Houston dated August 10, 2004 and recorded September 3, 2004 in Instrument Number 20040903-0106871, 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 June 5, 2008 and recorded June 17, 2008 in Instrument Number 20080617-0062234, 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 2530 Flamingo Drive Nashville 37207
(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 Mark R Scott, 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.

IN WITNESS WHEREOF, the said U.S. Bank National Association as Trustee, has executed this deed this 11th day of July, 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
Assistant Vice President
Processing Management
Asst. Junior Officer

Residential Funding Company LLC SEAL DELAWARE 1985 LIMITED LIABILITY COMPANY

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 Asst. Jr. Officer 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 Asst. Jr. Officer, 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 11th day of July, 2008

Notary Public

My Commission expires: _____

ERICA J. TIGRETT
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2013

ERICA J. TIGRETT NOTARY PUBLIC CONNECTICUT

RETURN TO:

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

RT7158