SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/15/08 10:53 3 pgs
Fees:18.00 Taxes:284.90

20080915-0094016

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF September 2008

Notary Public

MY COMMISSION EXPIRES: 9-19-09

(AFFIX SEAL)

MEMORIE K. WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN
My Commission Expires September 19, 2009

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

RT6408

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBER
William D Gifford	William D. Gifford	053-05-0-A-023.00 CO /
(NAME)	(NAME)	
904 Cheyenne Trace Court	162 Heritage Trace Dr	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	Madison, TN 37115	
(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 fka Bankers Trust Company as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO William D Gifford,

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. 23 on the Plan of Cheyenne Tract, as of record in Plat Book 7900, Page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Lawrence Scott Wright and wife, Paula Renee Wright by Warranty Deed from Joe L. Wall and H. Mike Suggs, d/b/a J&M Investments dated January 17, 1992 and recorded January 22, 1982 in Book 8533, Page 112, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated March 27, 2008 and recorded April 3, 2008 in Instrument Number 20080403-0033713, 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 904 Cheyenne Trace Court 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 William D Gifford, and his/her/their assigns, forever.**

Said Deutsche Bank Trust Company Americas fka Bankers Trust Company 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 Americas fka Bankers Trust Company as Trustee., has executed this deed this 3rd day of September, 2008

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

By Susan Sturtevant
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 Susan Sturtevant, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ~~Asst. Vice President~~ *J.O of Residential Funding Company, LLC, f/k/a Residential Funding Corporation, the Attorney in Fact of said Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee., the within named bargainor, and that he/she as such ASST JUNIOR 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 20030206-0016740 Register's Office for Davidson County, Tennessee.

* ASST JUNIOR OFFICER

Witness my hand and Notarial Seal this 3rd day of September, 2008

SARAH COHEN
NOTARY PUBLIC
State of Connecticut
My Commission Expires
June 30, 2013

Notary Public

My Commission expires: _____

RETURN TO:

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

RT6408

☐ Cash Transaction

☐ Mortgage Transaction

OWNER'S AFFIDAVIT

STATE OF Connecticut
COUNTY OF Hartford

The undersigned deponent (defined as any signatory hereto whether corporate, singular, plural, masculine, or feminine) being first duly sworn on oath does hereby state that the following facts are true and correct to the best of his knowledge and belief:

1. That **Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee**, Owner has been in peaceable and undisturbed possession of the premises known as **904 Cheyenne Trace Court, Madison, TN 37115**, located in the County of **DAVIDSON,** State of Tennessee, and encumbered in the Warranty Deed to **William D Gifford** delivered simultaneously herewith and that title to said premises has never been disputed or questioned.

2. Deponent further states that no person has any valid contract to purchase any part or all of said premises nor does he know of any facts or other reason by or through which possession or title to said premises might be claimed or questioned or of any claim to said premises which might be made adverse to the present title to the property.

3. Deponent further says that said property or any part thereof is not leased to any person or persons except: NONE

4. Deponent further says that he does not owe any person for any labor or materials of any kind or character incurred in connection with the construction of any improvements or repairs on said property or furnishings thereon located.

5. Deponent further says that he does not have any judgments against him in any court and has not been bankruptcy within the last ten (10) years.

6. Deponent further says that he does not have any tax liens or tax claims pending whether recorded or not against said property or himself nor does Deponent know of any taxes of any kind or character which may have been assessed against said property now a lien or now due and payable, except: NONE

7. Deponent further states that he is above the age of twenty-one and under no disability of any kind which would render legal instruments signed by him invalid.

8. Deponent further says that he knows of no mortgage indebtedness or other lien against said property except: NONE

All statements and representations contained herein are made for the purpose of inducing **RESOURCE TITLE AGENCY OF TENNESSEE, LLC** and any title insurance underwriting company used by said **RESOURCE TITLE AGENCY OF TENNESSEE, LLC** to issue its title policy to **William D Gifford** and **CASH TRANSACTION**, the undersigned agree(s) to INDEMNIFY AND HOLD HARMLESS any title insurance underwriting company used for the purposes therein, its agents/assigns (including the closing attorneys) from any and all loss, costs, or damage, including attorneys' fees, which it may incur or for which it may become liable under its policy or policies, either directly or indirectly, as a result of any claims or losses from the above, including any such costs incurred in defense of such claims.

WITNESS our signature(s) this the **09/03/08**.

Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee by Residential Funding Company, LLC, fka Residential Funding Corp., Atty in Fact

By Susan Styrtevant
Processing Management
Asst. Junior Officer

STATE OF Connecticut
COUNTY OF Hartford

Sworn to and subscribed before me this 3rd **day of September, 2008.**

SARAH COHEN
NOTARY PUBLIC
State of Connecticut
My Commission Expires
June 30, 2013

Notary Public

My commission expires:

SARAH COHEN NOTARY PUBLIC CONNECTICUT