# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/23/08 10:46 2 pgs
Fees:13.00 Taxes:287.49

20080923-0096762

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $77,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF Sept 2008

Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

STATE of Tennessee Notary Public ELAINE EVERSMEYER DAVIDSON COUNTY

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

RT7405

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Marc Prosser (NAME) | Marc Prosser (NAME) | 052-03-0 014.00 / |
| 504 Kinsey Boulevard (ADDRESS) | P.O. Box 24 (ADDRESS) | |
| Madison TN 37115 (CITY) (STATE) (ZIP) | Hermitage TN 37076 (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, N.A. ND, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Marc Prosser, 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. 31 on the plan of East Madison Addition, not of record, described according to a survey made by A & A Engineer's dated August 28, 1986, as follows:

Beginning at an iron pin located in the westerly margin of Kinsey Boulevard being 305.4 feet north of the northeast corner of the Paul S. Bell property as of record in Book 6096, Page 489, Register's Office for Davidson County, Tennessee; thence with the westerly right-of-way margin of said boulevard, northerly 50 feet to an iron pin; thence leaving said margin westwardly 150 feet to an iron pin; thence southerly 50 feet to an iron pin; thence eastwardly 150 feet to the point of beginning.

Being the same property conveyed to Eddie R. Boyd and wife, Tiffany A. Boyd by Warranty Deed from Daniel C. Bir and wife, Jessica A. Bir dated November 24, 2004 and recorded November 24, in Instrument Number 20041202-0143533, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank, N.A. ND by Substitute Trustee's Deed from I. Dyke Tatum, Substitute Trustee, dated June 13, 2008 and recorded June 16, 2006 in Instrument Number 20080616-0061900, 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 504 Kinsey Boulevard (House Number, (Street)) Madison (City or Town) 37115 (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 Marc Prosser, and his/her/their assigns, forever.

Said U.S. Bank, N.A. ND., 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, N.A. ND., has executed this deed this August 26, 2008

U.S. Bank, N.A. ND

By Rita J. Heinn, Assistant Vice President

STATE OF Minnesota

COUNTY OF Hennepin

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Rita J. Heinn, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the Assistant Vice President respectively of the U.S. Bank N. A., ND, the within named bargainor, a corporation, and that he/she as such Assistnat Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this August 26, 2008

Commission expires:

January 31, 2011

Notary Public

CRYSTAL A. VAUGHN
Notary Public
Minnesota
My Commission Expires January 31, 2011

**RETURN TO:**

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

**RT7405**