SPECIAL WARRANTY DEED

LINDA V. JONES
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

James R. Jenkins, Sr.
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF October 2008

Notary Public

MY COMMISSION EXPIRES: 6.22.09 (AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 10/09/08 10:43 2 pgs
Fees:13.00 Taxes:155.40
20081009-0102422

RT6427

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James R Jenkins Sr and Shirley A Jenkins	Owner	043-13-0 117.00/
(NAME) 2265 Stewarts Ferry Pike ~~104 Forest Park Road~~	(NAME) 2265 Stewarts Ferry Pike	
(ADDRESS) Hermitage, TN 37076	(ADDRESS) Hermitage, TN 37076	
~~Madison~~ (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 James R Jenkins Sr and Shirley A Jenkins,

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 part of Lot Nos. 19 and 20 in Block "D" on the Plan of Forest Park Subdivision at Madison, Tennessee, as of record in Book 843, Page 44, Register's Office for Davidson County, Tennessee, more particularly described as follows:

Beginning at the northeast corner of Lot No. 20 in Block "D" running thence South 75 feet along the west margin of Forest Park Road; thence west 120 feet to a point in the west boundary line of Lot No. 19; thence northerly 75 feet to the northwest corner of Lot No. 19; beginning and being the northerly one-half of Lots 19 and Lot 20 in Block "D".

Being the same property conveyed to Shawneqwa Malcolm by Warranty Deed from Brian Mullins and wife, Eva Williams Mullins dated December 28, 2005 and recorded December 30, 2005 in Instrument Number 20051230-0156880, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association as Trustee by Substitute Trustee's Deed from Laura A. Grifka, Substitute Trustee, dated April 3, 2008 and recorded July 30, 2008 in Instrument Number 20080730-0078043, 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 ☒ property, known as 104 Forest Park Road Madison 37115
improved

(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 James R Jenkins Sr and Shirley A Jenkins, 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 29th day of September, 2008

U.S. Bank National Association as Trustee by Residential Funding Company, LLC, fka 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. Junior Officer of Residential Funding Company, LLC, fka 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 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 20060901-0108523 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 29th day of September, 2008

Notary Public

My Commission expires: 06-30-2013

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

RETURN TO:

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

RT6427