Davidson County DEEDWARR
Recvd: 10/13/08 10:27 2 pgs
Fees:13.00 Taxes:492.10
20081013-0102978

SPECIAL WARRANTY DEED

MELANIE S. MARINELLI
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF October 2008

Notary Public

MY COMMISSION EXPIRES: 7/26/09
(AFFIX SEAL)

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

RT7866

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles J Thomason and Annette C Thomason	Charles J Thomason	173-15-0-A 023.00 CO
(NAME)	(NAME)	
301 Upper Mill Drive	Annette C Thomason	
(ADDRESS)	(ADDRESS) 1706 Avon Road	
Antioch TN 37013	Murfreesboro TN 37129	
(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, N.A. ND, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Charles J Thomason and Annette C Thomason, Husband and Wife

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 Plat of Mill Run Subdivision, Phase 1, of record in Book 11700, Pages 27 and 28, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and detailed description.

Being the same property conveyed to Marilyn Y. Palomino by Warranty Deed from Harris Teeter Properties, LLC dated October 15, 2004 and recorded November 4, 2004 in Instrument Number 20041104-0133100, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Joel Rodriquez and wife, Rocio Rodriguez by Quitclaim Deed from Marilyn Y. Palomino and husband Vidal Palomino dated July 14, 2006 and recorded July 19, 2006 in Instrument Number 20060719-0086820, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Marilyn Y. Palomino and husband, Vidal Palomino by Quitclaim Deed from Joel Rodriguez and wife, Rocio Rodriguez dated February 6, 2007 and recorded February 8, 2007 in Instrument Number 20070208-0016491, 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 27, 2008 and recorded June 30, 2008 in Instrument Number 20080630-0066916, 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 301 Upper Mill Drive Antioch 37013
(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 Charles J Thomason and Annette C Thomason, 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 ~~September 22~~ October 6, 2008

U.S. Bank, N.A. ND

By Deborah F. Brant
Real Estate Officer

STATE OF Minnesota

COUNTY OF Hennepin

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Deborah F. Brant, 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 Real Estate Officer respectively of the U.S. Bank, N.A., ND, the within named bargainor, a corporation, and that he/she as such Real Estate Officer, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this ~~September 22~~ October 6, 2008

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

Notary Public

RETURN TO:

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

RT7866