SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/15/08 11:26 2 pgs
Fees:13.00 Taxes:188.70

20081015-0103853

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF DALLAS

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

AMY CEARNAL
Notary Public, State of Texas
My Comm. Expires June 26, 2010

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

RT7333

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert C Williams	Robert C Williams	061-15-0-035.00/
(NAME)	(NAME)	
3931 Baxter Avenue	1018 Elvira Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Nashville TN 37216	
(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 National Trust Company f/k/a Bankers Trust Company of California, N.A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Robert C Williams, UNMARRIED

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:
Described property located in Davidson County, Tennessee, more particularly described as follows:

Being the northerly 68.7 feet front and 60.6 feet rear of Lot No. 54 on the Plan of the Subdivision of the Maplewood Home Tract, of record in Plat Book 421, Page 174, Register's Office fro Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

Being the same property conveyed to Michael Harris, a single person by Warranty Deed from Kenneth M. Harmon and wife, Linda L. Harmon and Mike D. Bowles, a single person, dated May 22, 1997 and recorded on June 6, 1997 in Book 10483, Page 517, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Deutsche Bank National Trust Company f/k/a Bankers Trust Company of California, N.A. as Trustee by Substitute Trustee's Deed from Ashley Jones, Associate Attorney with Shapiro & Kirsch LLP, dated June 27, 2008 and recorded on July 16, 2008 in Instrument No. 20080716-0072971, said Register's Office.

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 3931 Baxter Avenue (House Number, (Street)) Nashville (City or Town) 37216 (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 Robert C Williams, and his/her/their assigns, forever.

Said Deutsche Bank National Trust Company f/k/a Bankers Trust Company of California, N.A. 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 National Trust Company f/k/a Bankers Trust Company of California, N.A. as Trustee., has executed this deed this 7th day of October, 2008

Deutsche Bank National Trust Company f/k/a Bankers Trust Company of California, N.A. as Trustee by GMAC, Attorney in Fact

By Beth Barse Limited Signing Officer

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Beth Barse, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Limited Signing Officer of GMAC, the Attorney in Fact of said Deutsche Bank National Trust Company f/k/a Bankers Trust Company of California, N.A. as Trustee., the within named bargainor, and that he/she as such Limited Signing 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 20081015-0103852 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 7TH DAY OF OCTOBER day of October, 2008

AMY CEARNAL
Notary Public, State of Texas
My Comm. Expires June 26, 2010

Notary Public

My Commission expires:

RETURN TO:

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

RT7333