SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/20/08 10:42 2 pgs
Fees:13.00 Taxes:270.10

20081020-0104949

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCTOBER 2008

Notary Public

MY COMMISSION EXPIRES: 1-22-09
(AFFIX SEAL)

ELAINE EVERSMEYER
State of Tennessee
Notary Public
DAVIDSON COUNTY

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

RT7024

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mason Hunter (NAME)	MASON HUNTER (NAME)	072-08-0 113.00
2216 Pinewood Road (ADDRESS)	209 CHEROKEE STATION DR. (ADDRESS)	
Nashville TN 37216 (CITY) (STATE) (ZIP)	NASHVILLE TN 37209 (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 Mason Hunter, A MARRIED PERSON

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. 46 and the South 40.7 feet front and 49.5 rear to Lot No. 47 on the Map of Dalewood, Section 1, as of record in Book 1424, Page 108, Register's Office for said county, said lot and part of said lot adjoin and front together 134.4 feet on the westerly side of Pinewood Road and runs back between lines, 149.6 feet, more or less, on the northerly line and part of Lot No. 47 and 153.7 feet on the southerly line of Lot No. 46 to a deed line in the rear, on which they measure 151.5 feet.

Being the same property conveyed to Kenneth M. Brewer and wife, Jean M. Brewer by Warranty Deed from Darvin Blain, Trustee, dated July 12, 1994 and recorded July 13, 1994 in Book 9405, Page 798, Register's Office for Davidson county, Tennessee, AND;

Being the same property conveyed to Kenneth M. Brewer and wife, Jean M. Brewer and Margaret Elaine Tarre by Quitclaim Deed from Kenneth M. Brewer and wife, Jean M. Brewer dated May 30, 1997 and recorded June 3, 1997 in Book 10477, Page 534, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Kenneth M. Brewer and wife, Jean M. Brewer by Quitclaim Deed from Margaret Elaine Tarre dated October 30, 2007 and recorded November 15, 2007 in Instrument Number 20071115-0134076, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank National Association as Trustee by Trustee's Deed from Toney Brasuell as Co-Trustee dated June 5, 2008 and recorded June 9, 2008 in Instrument Number 20080609-0058660, 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 2216 Pinewood Road (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 Mason Hunter, 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 1st day of October, 2008

U.S. Bank National Association as Trustee by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact

By _____

STATE OF California

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Justin Phipps, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the 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 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 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 1st day of October, 2008

_____
Notary Public

My Commission expires: April 29, 2011

L. A. LANCASTER
Commission # 1735857
Notary Public - California
Riverside County
My Comm. Expires Apr 29, 2011

RETURN TO:

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

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