Davidson County DEEDWARR
Recvd: 10/22/08 10:56 2 pgs
Fees:13.00 Taxes:333.00

20081022-0105812

SPECIAL WARRANTY DEED

KAREN WINKLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $90,000.00

Charlotte Bethel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF October 2008

Karen Winkler
Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

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

RT7173

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A Fleming and Jan Fleming	JAMES A & JAN FLEMING	142-10-0 037.00/
(NAME)	(NAME)	
7400 George Gaines Road	1206 PERKINS LANE	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	FRANKLIN TN 37069	
(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, LaSalle Bank National Association as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO James A Fleming and Jan Fleming, 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. 34 on the Plan of Harpeth Estates, Section One, of record in Plat Book 3842, Page 186, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Sayed N. Hashemi, married, by Special Warranty Deed from Ameriquest Mortgage Company dated January 11, 2002 and recorded January 18, 2002 in Instrument Number 20020118-0007790, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to William Mark Stovall, married, by Warranty Deed from Sayed N. Hashemi, married, dated August 31, 2006 and recorded September 6, 2006 in Instrument Number 20060906-0110233, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to LaSalle Bank National Association as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated June 19, 2008 and recorded July 1, 2008 in Instrument Number 20080701-0067878, 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 7400 George Gaines Road Nashville 37221
(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 A Fleming and Jan Fleming, and his/her/their assigns, forever.

Said LaSalle 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 LaSalle Bank National Association as Trustee., has executed this deed this 9th day of October, 2008

LaSalle 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 Jason Hukess, 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 LaSalle 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 20071102-0129361 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 9th 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

RT7173