(1)

File No. 281000410

WARRANTY DEED

STATE OF
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31 DAY OF October, 2008.

Notary Public

MY COMMISSION EXPIRES: 10-16-09
(AFFIX SEAL)

Notary Seal present, but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, P.C.
5107 Maryland Way
Brentwood, TN 37027

Davidson County DEEDWARR
Recvd: 11/17/08 13:03 2 pgs
Fees:13.00 Taxes:440.30

20081117-0113220

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Geoffrey Taylor	Geoffrey Taylor	163040A21400CO
(NAME) 3001 Hamilton Church , Unit 214	(NAME) 3001 Hamilton Church , Unit 214	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Antioch, TN 37013	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of ten dollars, cash in hand paid by the hereinafter named grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, WE, U.S. Bank National Association as Trustee for Credit Suissee First Boston Heat 2004-7, hereinafter called the grantors(s), have bargained and sold, and by these presents do transfer and convey unto Geoffrey Taylor and wife, Launa Taylor, hereinafter called the grantee(s), THEIR heirs and assigns, a certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee being Unit No. 214, Hamilton Crossing Townhomes, a Planned Unit Development, of record in Instrument No. 20040212-0016945, Register's Office of Davidson County, Tennessee to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to U.S. Bank National Association as Trustee for Credit Suissee First Boston Heat 2004-7 by Deed from Shapiro & Kirsch, LLP, as Substitute Trustee dated 8/19/08, filed 9/4/08 and recorded in Instrument No. 20080904-0090876, Register's Office for Davidson County, Tennessee.

Taxes for the year 2009 and all subsequent years, a lien, not yet due and payable. All prior years are paid.

Subject to all matters as set forth on the plat of record in Plat Instrument No. 20040212-0016945, Register's Office of said County.

Restrictions of record in Instrument Nos. 20040212-0016945, 20050701-0075731, 20050310-0026734 and 20060206-0014793, said Register's Office.

Easements of record in Instrument Nos. 20040212-0016945 and 20040212-0016946, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☒ property, known as 3001 Hamilton Church #214, Antioch, TN 37013
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), THEIR heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEE(S), THEIR heirs and assigns, against the lawful claims of all persons whomsoever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 24 day of October, 2008.

U.S. Bank National Association as Trustee for Credit Suissee First Boston Heat 2004-7

By: Wells Fargo Bank, N.A., Attorney in Fact

Brent Greenup
VP Loan Documentation

STATE OF Maryland
COUNTY OF Washington

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, Brent Greenup with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged such person to be VP Loan Documentation of Wells Fargo Bank, N.A., as Attorney In Fact for U.S. Bank National Association as Trustee for Credit Suissee First Boston Heat 2004-7, the bargainor, and who, being authorized to do so, acknowledged he/she executed the foregoing instrument for the purposes therein contained.

Witness my hand at office this 24 day of October, 2008.

Commission expires:

Notary Public

JEAN TOMS
NOTARY PUBLIC
WASHINGTON COUNTY
MARYLAND
My Commission Expires May 11, 2010

File Number: 281000410

RETURN TO:
Sidwell Title
5107 Maryland Way
Brentwood, TN 37027