SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Sharon L. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF November, 2008

Melanie S. Marquis
Notary Public

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

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

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

RT7028

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roy S Jones and Robert Eric Jones	Roy S. Jones	069-00-0 101.00 /
(NAME) 3856 Abernathy Road	(NAME) 3641 Trousdale Dr	
(ADDRESS)	(ADDRESS) Nashville TN 37204	
Nashville TN 37218 (CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 11/19/08 11:01 2 pgs
Fees:13.00 Taxes:203.50
20081119-0113941

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 Roy S Jones a married man and Robert Eric Jones, a married man

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. 1, Subdivision of part of Lot No. 4 on the plan of Abernathy Property, as of record in Book 4470, Page 188, Register's Office for said county, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Gayle W. Hatch, married, by Warranty Deed from Thomas W. Williams and wife, Vera B. Williams dated November 16, 1999 and recorded November 17, 1999 in Book 11745, Page 796, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank National Association, as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated May 29, 2008 and recorded June 6, 2008 in Instrument Number 20080606-0058348, 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 3856 Abernathy Road Nashville 37218
(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 Roy S Jones and Robert Eric Jones, 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 12th day of November, 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 _____, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President 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 Vice President, 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 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 12th day of November, 2008

My Commission expires: April 29, 2011

Notary Public

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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