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 $162,000.00

Affiant

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

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

Davidson County DEEDWARR
Recvd: 11/24/08 11:03 2 pgs
Fees:13.00 Taxes:599.40
20081124-0114980

RT7739

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jarvis S Brinson and Lynnette Bullock Brinson	Same as New Owner	058-09-0-A-083.00CO /
(NAME)	(NAME)	
1055 Rambling Brook Road		
(ADDRESS)	(ADDRESS)	
Nashville TN 37218		
(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, U.S. Bank National Association, as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jarvis S Brinson and Lynnette Bullock Brinson, 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:

A certain tract or parcel of land located in Davidson County, Tennessee:

Being Lot No.75, on the Plan of Creekside Trails, Phase 4, of record in Instrument Number 20050405-0037383, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Rubin Cockrell, unmarried, by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ridge Homes, dated November 18, 2005, recorded November 28, 2005, of record in Instrument Number 20051128-0142914, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Kathleen Battle, by Quitclaim Deed from Rubin Cockrell, unmarried, dated October 16, 2007, recorded November 7, 2007, of record in Instrument Number 20071107-0131517, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association, as Trustee, by Trustee's Deed from Tony Brasuell, as Co-Trustee, dated August 7, 2008, recorded August 11, 2008, of record in Instrument Number 20080811-0082402, 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 1055 Rambling Brook 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 Jarvis S Brinson and Lynnette Bullock Brinson, 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 30th day of September, 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 Jason Purkiss known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Senior 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 Senior 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 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 30th day of September, 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

RT7739