SPECIAL WARRANTY DEED

KAREN WINKLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE,
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF December 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

RT8312

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cheryl A Rice	SAME	162-05-0-C 026.00 CO /
(NAME)	(NAME)	
5515 Country Drive Unit 26		
(ADDRESS)	(ADDRESS)	
Nashville TN 37211		
(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, Deutsche Bank Trust Company Americas as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Cheryl A Rice, AN UNMARRIED WOMAN

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:

xReal estate located in Davidson County, Tennessee, described as follows:

Being Townhouse No. 26 on the Plan of Hickory Valley Condominiums, a horizontal property regime established by Master Deed of record in Book 4521, at Page 574, the Plat of which is of record in Plat Book 4460, at Page 27, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to David Wilson by Warranty Deed from Ronald W. Brethen and wife Patsy Brethen dated October 27, 2006 and recorded November 3, 2006 in Instrument Number 20061103-0136738, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Deutsche Bank Trust Company Americas as Trustee by Successor Trustee's Deed from Everett L. Hixson, Jr., Succesor Trustee, dated November 24, 2008 and recorded December 4, 2008 in Instrument Number 20081204-0117479, 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 5515 Country Drive Unit 26 Nashville 37211
(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 Cheryl A Rice, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas 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.

Davidson County DEEDWARR
Recvd: 12/09/08 10:00 2 pgs
Fees:13.00 Taxes:240.50

20081209-0118714

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas as Trustee, has executed this deed this 25th day of November, 2008.

Deutsche Bank Trust Company Americas 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 Rivkess (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 Deutsche Bank Trust Company Americas 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 20030206-0016740 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 25th 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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