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 $72,000.00

Sharon R. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF December 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

RT7511

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joyce Page	Joyce Page	081-15-0-189.00
(NAME)	(NAME)	
1808 Heiman Street	1104 Stainback	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Nashville TN 37207	
(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 Joyce Page, a single 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:

Being Lot No. 5 on the plan of J.M.T.J. and G. W. Hardings Addition to Nashville, of record in Book 21, Page 80, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Said Lot No. 5 fronts 50 feet on the Northerly side of Heiman Street (erroneously referred to as Helman Street in previous deed) and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Brian Early and Mikenda Early, husband and wife, by Warranty Deed from Joseph L. Perry dated May 24, 2006 and recorded on May 25, 2006 in Instrument No. 20060525-0061431, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to U.S. Bank National Association as Trustee by Substitute Trustee's Deed from Laura A. Grifka, Substitute Trustee, dated July 10, 2008 and recorded on July 18, 2008 in Instrument No. 20080718-0073759, 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 1808 Heiman Street Nashville 37208
(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 Joyce Page, 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.

Davidson County DEEDWARR
Recvd: 12/16/08 11:21 2 pgs
Fees:13.00 Taxes:266.40
20081216-0120458

IN WITNESS WHEREOF, the said U.S. Bank National Association as Trustee., has executed this deed this 11th 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 Junior 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 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 20060901-0108523 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 11th 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

RT7511