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 $59,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21ST DAY OF January 2009

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: 01/22/09 09:34 2 pgs
Fees:13.00 Taxes:221.63

20090122-0005377

RT7525

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marvin Cook	Marvin Cook	059-11-0-209.00/
(NAME)	(NAME)	
628 Rowan Court	P.O. Box 148761	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Nashville TN 37214	
(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 Marvin Cook, AN UNMARRIED PERSON

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:

Land in Davidson County, Tennessee more particularly described as follows:

Being Lot No. 533 on the Plan of Haynes Manor, Section 4 (erroneously omitted from prior conveyance) of record in Book 4175, Page 90, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Andrea Cox, unmarried by Warranty Deed from James Cook and wife, Essie Cook, dated September 21, 2006 and recorded on October 3, 2006 in Instrument No. 20061003-0122529, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association as Trustee by Substitute Trustee's Deed from Laura A. Grifka, Substitute Trustee, dated July 17, 2008 and recorded July 30, 2008 in Instrument Number 20080730-0078041, said Register's Office.

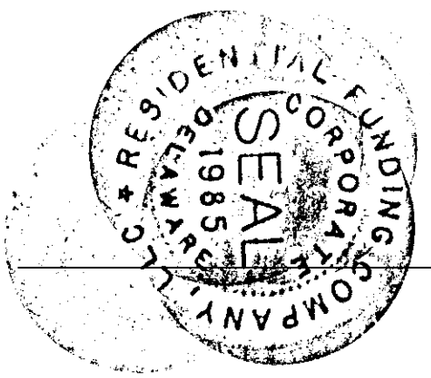
THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved ☐
This is improved ☒ property, known as 628 Rowan Court Nashville 37207
(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 Marvin Cook, 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 9th day of January, 2009



U.S. Bank National Association as Trustee by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact

By Sharmel Dawson-Tyau, PMJO

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

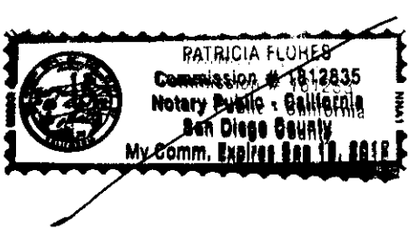
Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sharmel Dawson-Tyau, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMJO of Residential Funding Company, LLC, 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 PMJO, 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 9th day of January, 2009

Patricia Flores

Notary Public

My Commission expires: _____



RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

PATRICIA FLORES
Commission # 1812835
Notary Public - California
San Diego County
My Comm. Expires Sep 12, 2012

RT7525