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 $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF FEBRUARY 2009

Notary Public

MY COMMISSION EXPIRES: 9-3-2013

(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: 02/19/09 09:21 2 pgs
Fees:13.00 Taxes:148.00

20090219-0014145

RT7526

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephen F. Meade and Helen Katherine Meade	STEPHEN F. MEADE AND HELEN KATHERINE MEADE	049-00-0-0290.00 /
(NAME)	(NAME)	
5459 Buena Vista	3250 DICKERSON RD #2	
(ADDRESS)	(ADDRESS)	
Whites Creek TN 37189	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 Stephen F. Meade and Helen Katherine Meade, 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:

District of Davidson County, Tennessee, being known as Lot 4 on the map of W.H. Thompsons unrecorded subdivision at Whites Creek and also know as Lot 1 Resubdivision of Lots 4 & 5 in the Resubdivision of W.H. Thompsons Subdivision, as of record in Plat Book 4350, Page 160, Register's Office for said County, described as follows:

Being the same property conveyed to Eulas Dale Beddingfield, a single woman by Warranty Deed from Thurston Goosby Jr. dated September 7, 2006 and recorded on October 10, 2006 in Instrument No. 20061010-0125921, 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 Grifka, Substitute Trustee, dated July 10, 2008 and recorded July 18, 2008 in Instrument Number 20080718-0073762, 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 ☒ property, known as 5459 Buena Vista Whites Creek 37189
improved
(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 Stephen F. Meade and Helen Katherine Meade, 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 11th day of February. 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 CA

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 11th day of February, 2009

Notary Public

My Commission expires: _____

MICHELE ARCHULETA
Commission # 1826246
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2013

RETURN TO:

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

RT7526