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 $129,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10TH DAY OF MARCH 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

RT7315

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Nicholas J Nieves	SME AS NEW OWNER	053-08-0-124.00 /
(NAME)	(NAME)	
410 28th Street (AKA 600 Dunks Way)		
(ADDRESS)	(ADDRESS)	
Old Hickory TN 37138		
(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 Nicholas J Nieves an unmarried man.

, 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, State of Tennessee:

Being Lot 1, Block 20, Dabbs and Elliot Subdivision as per Plan of said subdivision recorded in Book 547, Page 127, 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 Dunklin Murrey, married by Warranty Deed from Edward A. Stephens, individually and as Executor under the Will of Lena Mai Stephens, Lew Wallace Stephens, Richard Buel Stephens, Mary Elizabeth Blaylock and Martha Jane Pruitt, dated March 30, 1997, recorded April 22, 1997, Registers' Office for Davidson County, Tennessee.

Being the same property conveyed to Deutsche Bank Trust Company Americas as Trustee, by Substitute Trustee's Deed from laura A. Grifka, as Substitute Trustee, dated June 26, 2008, recorded July 10, 2008, of record in Instrument Number 20080710-0070815, Registers' 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 ☒ property, known as 410 28th Street (AKA 600 Dunks Way) Old Hickory 37138
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 Nicholas J Nieves, 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.

BILL GARRETT, Davidson County
T20090017727 DEEDWARR
Recvd: 03/17/09 10:50 2 pgs
Fees:13.00 Taxes:480.63
20090317-0023856

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas as Trustee has executed this deed this 3rd day of February, 2009

Deutsche Bank Trust Company Americas as Trustee by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact

By Sharmel Dawson-Tyau, PMD

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 PMD 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 PMD, 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 3rd 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

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