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This document prepared by
Title2Land, LLC
11851 Wentling Ave, Suite A
Baton Rouge, LA 70816

SPECIAL WARRANTY DEED

This Deed, made the 19th of February, 2009, by and between **U.S. Bank National Association, as Trustee of the Sequoia Funding Trust**, as first party, and **John Schlasner**, as second party.

WITNESSETH:

That for and in consideration of the sum of **ONE and 00/100 ($1.00) DOLLAR,** the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirms unto said party of the second part the following described real estate, situated and being the following described property to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING UNIT AND LOT NO. 71, AS SHOWN ON A PLAN ENTITLED "HORIZONTAL PROPERTY REGIME, PRIVATE ELEMENT PLAT, NASHBORO VILLAGE-TRACT 7", OF RECORD IN PLAT BOOK 11700, PAGES 49 AND 50, WHICH AMENDS THE PLAT OF RECORD IN BOOK 4660, PAGE 156, IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, WHICH PLAN IS HEREBY REFERENCED FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

TAX MAP NO. 13120B07100CO
Municipal Address: 2014 Nashboro Blvd., Nashville, TN 37217

The address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Being the same property acquired by DEED IN LIEU OF FORECLOSURE from JEREMY C. HENDERSON to U.S. Bank National Association, as Trustee of the Sequoia Funding Trust dated September 19, 2008 and recorded October 24, 2008 as 20081024-0106672, of the official records of Davidson County, Tennessee.

Seller and buyer agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

Grantor covenants that it is seized and possesses of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

TO HAVE AND TO HOLD unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

This conveyance is made expressly subject to the conditions, easement, restrictions and reservations of record, if any, affecting the aforesaid property and constituting construction notice; bit there is no intention by the reference to reimpose or to extend any of the same. The undersigned certify that the consideration reflected in this deed is the full consideration paid for said property pursuant to R.R.S. Chapter 382.

U.S. Bank National Association, as Trustee of the Sequoia Funding Trust BY SN SERVICING CORPORATION, ITS ATTORNEY IN FACT

_____

BY:ROBIN P. ARKLEY II, PRESIDENT AND SECRETARY

STATE OF _____

COUNTY OF _____**, to wit:** SEE ATTACHED

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be _____ (or other officer authorized to execute the instrument) of _____ the within named bargainor, a corporation, and that such _____ or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as U.S. Bank National Association, as Trustee of the Sequoia Funding Trust.

Witness my hand and seal, at office this _____ day of _____, 2009.

My commission expires:_____

_____

Notary Public

Property Owner & Address: **John Schlasner**
2014 Nashboro Blvd

Tax Parcel No.:

Mail Tax Bill to: **John Schlasner**
2014 Nashboro Blvd.
Nashville, TN 37217-3869

STATE OF TENNESSEE

COUNTY OF Davidson **, to wit:**

I, or we, hereby swear or affirm that to be best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **ONE HUNDRED NINETEEN THOUSAND AND 00/100 ($119,000.00) DOLLARS,** which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

Affiant/ ~~John Schlasner~~

SUBSCRIBED AND SWORN TO before me this 19th day of February, 2009.

My commission expires: 5/8/2012

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

Notary Public

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of HUMBOLDT

On 1-15-09 (Date) before me, ELISHIA HAYES NOTARY PUBLIC (Here Insert Name and Title of the Officer)

personally appeared ROBIN P ARKLEY II (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Elishia Hayes (Signature of Notary Public)

ELISHIA HAYES
Commission # 1813121
Notary Public - California
Humboldt County
My Comm. Expires Sep 13, 2012

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: SPECIAL WARRANTY DEED

Document Date: 1-15-09 Number of Pages: 2

Signer(s) Other Than Named Above: N/A

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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