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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 $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th 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

RT9266

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hung Chen (NAME)	Hung Chen (NAME)	082-03-0 305.00 /
1003 Pennock Avenue (ADDRESS)	6108 Stillmeadow Dr. (ADDRESS)	
Nashville (CITY) TN (STATE) 37206 (ZIP)	Nashville, TN (CITY) (STATE) 37211 (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 fka Bankers Trust Company, as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Hung Chen, married

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:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 12, on the Plan of F.E. Mann's Plan of Lots of the Lucy H. Lindsley Tract, as shown on plat of record in Plat Book 161, Page 40, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated November 25, 2008 and recorded December 29, 2008 in Instrument Number 20081229-0122784, Register's 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 improved ☒ property, known as 1003 Pennock Avenue (House Number, (Street)) Nashville (City or Town) 37206 (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 Hung Chen, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas fka Bankers Trust Company, 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
Trans: T20090019729 DEEDWARR
Recvd: 03/25/09 10:47 2 pgs
Fees: 13.00 Taxes: 240.50

20090325-0026918

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, has executed this deed this 12th day of March, 2009

Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee

By DENISE BAILEY Assistant Secretary
RESIDENTIAL FUNDING COMPANY, LLC
ATTORNEY-IN-FACT

STATE OF Texas

COUNTY OF Harris

*Residential Funding Corp.

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared DENISE BAILEY, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Residential Funding Co. LLC, fka *, the Attorney in Fact of said Deutsche Bank Trust Company Americas fka Bankers Trust Company, as Trustee, the within named bargainor, and that he/she as such Asst. Sec, 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 12th day of March, 2009

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

My Commission expires:

Notary Public

RETURN TO:

3931 Gallatin Pike #B
Nashville, TN 37216
Phone: 615-782-8115 Fax: 615-782-8118

RT9266