SPECIAL WARRANTY DEED

KAREN WINKLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

BILL GARRETT, Davidson County
Trans: T20090022212 DEEDWARR
Recvd: 04/03/09 10:51 2 pgs
Fees: 13.00 Taxes: 1661.30
20090403-0030279

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $449,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 27TH DAY OF FMARCH 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

RT8888

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
K. Lucien Helmke and Jill S Helmke	SAME AS NEW OWNER	169-00-0 124.00 /
(NAME) 8672 Haselton Road	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(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, successor in interest to State Street Bank and Trust, as Trustee for 2002-WH19, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO K. Lucien Helmke and Jill S Helmke,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:

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

Lot 2, Haselton's Two Lot Subdivision, First Revision of Lot 2, as shown at Instrument Number 0001122-0115308, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Kimberly C. Ward by Warranty Deed from Barbara C. Haselton, as surviving tenant by the entirety, dated September 10, 1998 and recorded September 14, 1998 in Book 11111, Page 175, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Jeffrey A. Christiansen and wife, Kimberly Ward Christiansen as tenants by the entirety, by Quit-Claim Deed from Kimberly C. Ward, now known as Kimberly Ward Christiansen dated November 29, 2000 and recorded December 5, 2000 in Instrument Number 20001205-0119334, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association, as Trustee, successor in interest to State Street Bank and Trust, as Trustee for 2002-WH19 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, dated November 3, 2008 and recorded November 13, 2008 in Instrument Number 20081113-0112362, Register's Office for Davidson County, Tennessee. The vesting being corrected by Corrected Substitute Trustee's Deed from Shapiro & Kirsch, LLP dated November 3, 2008 and being recorded simultaneously herewith in Instrument Number 20090403-0030278, 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 8672 Haselton Road Nashville 37221
(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 Keith L Helmke and Jill S Helmke, and his/her/their assigns, forever.

Said U.S. Bank National Association, as Trustee, successor in interest to State Street Bank and Trust, as Trustee for 2002-WH19., 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, successor in interest to State Street Bank and Trust, as Trustee for 2002-WH19, has executed this deed this 18 day of March, 2009

No Corporate Seal

U.S. Bank National Association, as Trustee, successor in interest to State Street Bank and Trust, as Trustee for 2002-WH19

YAN LUO

By
Its: Paul T. Bavis
Vice President

STATE OF Massachusetts

COUNTY OF SUFFOLK

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Paul T. Bavis, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of said U.S. Bank National Association, as Trustee, successor in interest to State Street Bank and Trust, as Trustee for 2002-WH19., the within named bargainor, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same

Witness my hand and Notarial Seal this 18 day of March, 2009

My Commission expires: _____

WINNIE L. CHEN Notary Public

WINNIE L. CHEN
Notary Public
Commonwealth of Massachusetts
My Commission Expires March 26, 2010

RETURN TO:

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

RT8888