THIS INSTRUMENT PREPARED BY:
Nashville Title Insurance Corporation
2818 Bransford Avenue
Nashville, TN 37204

Address New Owner(s)
Adrienne D. Cannon
105 Poplar Ct.
Nashville, Tn 37216

Send Tax Bills To:
Guaranty Trust Company
316 Robert Rose Dr.
Murfreesboro, Tn 37129

Davidson County DEEDWARR
Recvd: 05/15/09 09:51 3 pgs
Fees:18.00 Taxes:407.00
20090515-0044682

Map & Parcel Nos.:
061-05-0-A-077.00CO

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of **$78,00.00**, cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, **Trustee, Inc., Trustee for the 105 Poplar Court Trust.** (herein referred to as "Grantor") has this day bargained and sold and, by these presents, does hereby transfer and convey unto **Adrienne D. Cannon, an unmarried person** (herein referred to as "Grantees"), their heirs and assigns, forever, the following described tract or parcel of land located in Davidson County, Tennessee, to wit:

Being Unit No. 63 on the Condominium Site Plan of Phase IV on the Plan of Poplar Glen of record in Book 7800, page 392, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Trustee, Inc., Trustee for the 105 Poplar Court Trust, from Monument Street Funding-II, LLC, by deed on January 6, 2009, of record in Instrument Number 20090115-0004010, Register's Office for Davidson County, Tennessee.

Improved property commonly known as 105 Poplar Court, Nashville, Tn 37216

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto the said Grantees, their heirs and assigns, in fee simple, forever.

GRANTOR COVENANTS with the said Grantees that he is lawfully seized and possessed of said property, that he has a good and lawful right to sell and convey the same, and that he is free from any lien or encumbrance whatsoever, except for applicable zoning and building regulations, all visible easements, restrictions and limitations of record, and **2009** real estate taxes, which are to be prorated.

GRANTOR FURTHER COVENANTS with the said Grantees and binds himself, his heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantees, their heirs and assigns, against the lawful claims and demands of all persons whomsoever.

ALL warranties of Grantor herein contained are expressly limited to those persons or parties claiming by, through or under Grantor.

WITNESS this the 8th day of May, **2009.**

GRANTOR:

Trustee, Inc.

By: Andy Maloney, Representative

STATE OF TENNESSEE)

COUNTY OF DAVIDSON)

The actual consideration for this transfer is **$110,000.00**

AFFIANT

Subscribed and sworn to before me, this **8th** day of **May, 2009.**

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

NOTARY PUBLIC

My Commission Expires:

8/23/11

STATE OF TENNESSEE

COUNTY OF DAVIDSON

On this 1st day of May, 2009 before me, appeared **Andy Maloney**, to me personally known (or proved to me on the basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he is a representative of **Trustee, Inc.** and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association) by authority of its Board of Directors (or Trustees) and said **Andy Maloney** acknowledged said instrument to be the free act and deed of said corporation (or association).

WITNESS my hand and seal at office the day and year above written.

NOTARY PUBLIC

HAL E. WILSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

My Commission Expires:

8/23/11

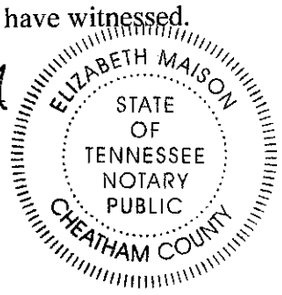
I, Hal Wilson, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Hal Wilson, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature



My commission expires: 04-15-12

(Seal)