SPECIAL WARRANTY DEED

JOYCE JORDAN NOTARY PUBLIC STATE OF TENNESSEE DICKSON COUNTY, TENN.

STATE OF TENNESSEE
COUNTY OF DICKSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $162,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3RD DAY OF JUNE, 2009.

Notary Public

MY COMMISSION EXPIRES: 9-19-12

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

American Home Title & Escrow, LLC 429 Henslee Drive Dickson, TN 37055

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
MARY A. HAFNER AND JOHNSON & ASSOCIATES CONSTRUCTION COMPANY, LLC	Same	03404000600
(NAME)	(NAME)	
126 Short Road		
Dickson, TN 37055		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20090038267 DEEDWARR
Recvd: 06/09/09 10:10 2 pgs
Fees:13.00 Taxes:501.25

20090609-0053369

THIS INDENTURE, made and entered into this 3rd day of June, 2009, by and between **U.S. BANK, NATIONAL ASSOCIATION, N.D.**, party of the first part, and **MARY A. HAFNER, UNMARRIED and JOHNSON & ASSOCIATES CONSTRUCTION COMPANY, LLC**, A TENNESSEE LIMITED LIABILITY COMPANY party of the second part,

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm until the said party of the second part the following described Real Estate, situated and being in the County of **Davidson**, State of **Tennessee**, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 48 AND PARTS OF RESERVED PARCELS "C" AND "D" ON THE PLAT OF SECTION THREE NORTH HILL ESTATES, AS SHOWN ON PLAT IN PLAT BOOK 3842, PAGE 185, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, SAID LOT NO. 48 AND PARTS OF RESERVED PARCELS "C" AND "D" ADJOIN AND FRONT 162.98 FEET ON THE SOUTHWESTERLY MARGIN OF NORTHSIDE DRIVE, AND RUN BACK APPROXIMATELY 260 FEET ON THE NORTHWESTERLY LINE, AS EXTENDED AND APPROXIMATELY 260.4 FEET ON THE SOUTHWESTERLY LINE, AS EXTENDED TO THE SOUTHWESTERLY BOUNDARY OF SAID SUBDIVISION, MEASURING 193.03 FEET, MORE OR LESS, THEREON.

BEING THE SAME PROPERTY CONVEYED TO U.S. BANK, NATIONAL ASSOCIATION, N.D. BY SUBSTITUTE TRUSTEE'S DEED FROM J. PHILLIP JONES, SUBSTITUTE TRUSTEE, RECORDED JANUARY 13, 2009 IN INSTRUMENT NO. 20090113-0003168 AND CORRECTED IN INSTRUMENT NO. 20090526-0047998 AND FURTHER CORRECTED IN INSTRUMENT NO. 20090609-0053368, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

This conveyance is made subject to:

1) Taxes which have been assumed by Grantee; 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 governmental and zoning regulations.

unimproved ☐

This is Improved ☒ property, known as 404 NORTHSIDE DRIVE, MADISON, TN 37115

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that he/she is lawfully seized in fee simple of the aforedescribed real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons "claiming by, through, or under him/her, but not further or otherwise."

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according to their proper gender and number according to the context hereof.

Witness my hand this 2 day of June, 2009.

U.S. BANK, NATIONAL ASSOCIATION, N.D.

By: Deborah F. Brant

Deborah F. Brant, Real Estate Officer

STATE OF Minnesota

COUNTY OF Hennepin

Before me, the undersigned, a Notary Public of the State and County aforesaid, personally appeared Deborah F. Brant as Real Estate Officer of U.S. BANK, NATIONAL ASSOCIATION, N.D., with whom I am personally acquainted, (or proved to me on the basis of satisfactory evidence), and who upon oath acknowledged him/herself to be the Real Estate Officer of U.S. BANK, NATIONAL ASSOCIATION, N.D., being authorized so to do, executed the foregoing instrument for the purposes therein contained, by signing the name of the corporation by the said Deborah F. Brant as Real Estate Officer of U.S. BANK, NATIONAL ASSOCIATION, N.D..

Witness my hand and official seal at Minneapolis (City), Minnesota (State) this 2 day of June, 2009.

Commission expires:

CRYSTAL A. VAUGHN
Notary Public
Minnesota
My Commission Expires January 31, 2011

Crystal A. Vaughn

Notary Public