SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090041030 DEEDWARR
Recvd: 06/19/09 09:57 2 pgs
Fees:13.00 Taxes:303.40

20090619-0057194

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $82,000.00

Ron Silvergood
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18 DAY OF June 2009

Jean K. Peterson
Notary Public

MY COMMISSION EXPIRES: 12-19-11 (AFFIX SEAL)

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9675

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan L Lopez and Elvira A Onate	Same as new Owner	042-15-0-020.00
(NAME)	(NAME)	
236 West Marthona Road		
(ADDRESS)	(ADDRESS)	
Madison TN 37115		
(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 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Juan L Lopez, A married person and Elvira A Onate, A married person

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:

All that certain parcel of land situate in the County of Davidson and State of Tennessee, being known as Lots 89, 90, 91 and 92 inclusive of Block "C" on the unrecorded plan of Marthonna Subdivision:

Beginning at a point 300 feet North of the Northwest corner of intersection of Esell Road South and Marthonna Road; thence with the westerly margin of said Marthonna Road, North 2 deg. 58' East 100 feet to a point; thence North 86 deg. 02' West 275 feet to a point; thence South 2 deg. 58' West 100 feet to a point; thence South 86 deg. 02 East 275 feet to the Point of Beginning.

Being the same property conveyed to U.S. Bank National Association as Trustee by Trustee's Deed from Matthew Smith, Co-Trustee, dated February 19, 2009 and recorded March 9, 2009 in Instrument Number 20090309-0021259, 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 236 West Marthona Road Madison 37115
(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 Juan L Lopez and Elvira A Onate, and his/her/their assigns, forever.

Said U.S. Bank National Association 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.

IN WITNESS WHEREOF, the said U.S. Bank National Association as Trustee has executed this deed this 12th day of June, 2009

U.S. Bank National Association as Trustee by
Residential Funding Company, LLC, Attorney in Fact

by

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Roman C. DaSco, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Residential Funding Company, LLC, the Attorney in Fact of said U.S. Bank National Association as Trustee, 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 by Limited Power of Attorney of record in Instrument Number 20060901-0108523, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 12th day of June, 2009

Notary Public

My Commission expires: April 29, 2011

L. A. LANCASTER
Commission # 1735857
Notary Public - California
Riverside County
My Comm. Expires Apr 29, 2011

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9675