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 $90,000.00

Bill Garrett
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF June 2009

Karen Winkler
Notary Public

MY COMMISSION EXPIRES: 9-3-2012
(AFFIX SEAL)

BILL GARRETT, Davidson County

Trans: T20090043621 DEEDWARR
Recvd: 06/30/09 11:40 2 pgs
Fees: 13.00 Taxes: 333.00

20090630-0060777

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

RT6886

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Juan C Hernandez	Same as New Owner	148-15-0 208.00 /
(NAME) 4152 Eastview Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville TN 37211 (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, US Bank National Association, as Trustee (See Note in Schedule B, Section I, Item 11), SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Juan C Hernandez, A Single 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:
Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 14 on the Plan of Section 6, Apache Hills, of record in Book 5200, Page 173, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Said Lot No. 14 fronts 72.00 feet on the Northeasterly margin of Eastview Drive and extends back 107.51 feet on the northwesterly line and 116.28 feet on the southeasterly line to a dead line in the rear, measuring 72.53 feet thereon.

Being the same property conveyed to Stephen Loring, unmarried, by Warranty Deed from J. Raymond Swoner, married, dated June 7, 2006 and recorded June 12, 2006 in Instrument Number 20060612-0069476, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to US Bank National Association, as Trustee by Substitute Trustee's Deed from Laura A. Grifka, as Substitute Trustee, dated May 15, 2008 and recorded May 28, 2008 in Instrument Number 20080528-0054131, 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 4152 Eastview Drive Nashville 37211
(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 C Hernandez, and his/her/their assigns, forever.

Said US Bank National Association, as Trustee (See Note in Schedule B, Section I, Item 11)

., 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 US Bank National Association, as Trustee has executed this deed this 28th day of May, 2009

US Bank National Association, as Trustee by
Residential Funding Company, LLC, fka Residential
Funding Corporation, Attorney in Fact

by **Sharmel Dawson-Tyau** PMSO

STATE OF CA

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Sharmel Dawson-Tyau**, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMSO of Residential Funding Company, LLC, fka Residential Funding Corporation, the Attorney in Fact of said US Bank National Association, as Trustee the within named bargainor, and that he/she as such PMSO, 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 28th day of May, 2009

My Commission expires:

MICHELE ARCHULETA
Commission # 1826246
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2013

Notary Public

RESIDENTIAL FUNDING COMPANY, LLC CORPORATE SEAL DELAWARE 1995

RETURN TO:

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

RT6886