RL

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090046078 DEEDWARR
Recvd: 07/09/09 10:45 2 pgs
Fees:13.00 Taxes:580.90
20090709-0064075

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF June 2009

Notary Public

MY COMMISSION EXPIRES 6-5-12

(AFFIX SEAL)

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

RT9677

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Seid Seman and Roman Demma	Same As New Owner	164-13-0-A-036.00-CO
(NAME) 4212 Shagbark Trail	(NAME)	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013 (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 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Seid Seman, A Single Person and Roman Demma, 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:

Land in Davidson County, Tennessee, being Lot No. 55 on the Final Plat, Phase Three, Treehaven Subdivision, as shown by plat appearing of record in Instrument No. 20040913-0110149, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete legal description of said lot.

Being the same property conveyed to Gregory Shell by Warranty Deed from Jeffrey Peter Checko, unmarried dated June 30, 2006 and recorded on August 10, 2006 in Instrument No. 20060810-0098613, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to US 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 No. 20090309-0020485, 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 4212 Shagbark Trail Antioch 37013
(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 Seid Seman and Roman Demma, and his/her/their assigns, forever.

Said US 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 US Bank National Association as Trustee has executed this deed this 27th day of May, 2009

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

By

STATE OF CALILFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Susan Mathess, 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, fka Residential Funding Corp., the Attorney in Fact of said US 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 27th day of May, 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

RT9677