KW

Return to: Box 10-B
Cohen & Cohen

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF August 2009

Notary Public

MY COMMISSION EXPIRES: 8/23/2011
(AFFIX SEAL)

DEBORAH J. COHEN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TN

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

RT10145

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| SHR Properties, LLC | SHR Properties LLC | 060-12-0 192.00 |
| (NAME) ~~159 Hart Lane~~ | (NAME) | |
| (ADDRESS) P. O. Box 891 | (ADDRESS) P. O. Box 891 | |
| ~~Nashville TN 37207~~ Madison, TN 37116 (CITY) (STATE) (ZIP) | Madison, TN 37116 (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 by Residential Funding Company, LLC FKA Residential Funding Corporation Attorney in Fact , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **SHR Properties, LLC**,

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. 2, Ben Allen Court, Section 1, as of record in Plat Book 6200, Page 593, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of said lot.***

***Being the same property conveyed to Roy Wells, III and wife, Vickie M. Wells by Cash Deed for Tennessee from Henry G. Cisneros, Secretary of Housing and Urban Development, of Washington, D.C. dated August 17, 1993 and recorded September 9, 1993 in Book 9075, Page 727, Register's Office for Davidson County, Tennessee. AND;***

***Being the same property conveyed to US Bank National Association as Trustee by Residential Funding Company, LLC FKA Residential Funding Corporation Attorney in Fact, by Substitute Trustee's Deed from Shellie Wallace, Successor Trustee, dated May 27, 2009 and recorded June 10, 2009 in Instrument Number 20090610-0053656, 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.

This is unimproved ☐ / improved ☒ property, known as 159 Hart Lane (House Number, (Street)) Nashville (City or Town) 37207 (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 SHR Properties, LLC, and his/her/their assigns, forever.

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

BILL GARRETT, Davidson County
Trans:T20090054746 DEEDWARR
Recvd: 08/11/09 10:40 2 pgs
Fees:13.00 Taxes:277.13
20090811-0075479

IN WITNESS WHEREOF, the said US Bank National Association as Trustee by Residential Funding Company, LLC FKA Residential Funding Corporation Attorney in Fact has executed this deed this 28th day of July, 2009

US Bank National Association as Trustee by Residential Funding Company, LLC FKA Residential Funding Corporation 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 Josh Weiss known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Junior Officer of US Bank National Association as Trustee by Residential Funding Company, LLC FKA Residential Funding Corporation Attorney in Fact the within named bargainor, and that he/she as such Junior Officer, 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 July, 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**

**RT10145**