BILL GARRETT, Davidson County
Trans:T20100032360 DEEDWARRSP
Recvd: 05/28/10 13:59 2 pgs
Fees:13.00 Taxes:899.10

20100528-0041426

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $243,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of April, 2010.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

KAREN L. TRUST
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF DAVIDSON
My Comm. Expires May 6, 2012

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
125B River Rock Boulevard
Murfreesboro, TN 37128

10001090

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Brooke Webber	Brooke Webber	
(NAME) 216 31st Avenue North	(NAME) 216 31st Avenue North	104-02-0-X 216.00 CO
(ADDRESS) Nashville, TN 37203	(ADDRESS) Nashville, TN 37203	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, **U.S. Bank, N.A.**, HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Brooke Webber, an unmarried person**, HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN Davidson COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Unit No. 216, together with the appurtenant interest in the common elements of The Row at 31st Condominiums, a Horizontal Property Regime established by Master Deed of record in Instrument Number 20030430-0057670 and corrected in Instrument Number 20040203-0012935 and addendum in Instrument Number 20040206-0014724 and amended in Instrument Number 20040615-0070764 and Instrument Number 20040915-0111215, Register's Office for Davidson County, Tennessee, said unit being depicted on the condominium site plat attached as Exhibit "B" to the aforementioned Master Deed.

Being all of the same property conveyed to U.S. Bank, N.A. by Substitute Trustee's Deed dated May 29, 2009 from J. Phillip Jones, Substitute Trustee, of record in Instrument Number 20090603-0051502, 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.

PROPERTY ADDRESS: 216 31st Avenue North, Nashville, TN 37203

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do warrant 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. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness our hands this 26th day of April, 2010.

U.S. Bank, N.A.

BY: Toni Kramme

TONI KRAMME
MORTGAGE BANKING OFFICER

STATE OF MINNESOTA
COUNTY OF DAKOTA

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named TONI RYAMUG the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the MORT. BKG. OFF., respectively of U.S. Bank N.A., the within named bargainor, a corporation, and that he/she as such MORT. BKG. OFF. authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 26th day of April, 2010.

My Commission Expires:

KATHRYN L. SWENSON
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2015

Notary Public

RETURN TO:

Allegiance Title of Tennessee, LLC
125B River Rock Boulevard
Murfreesboro, TN 37128