SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100040838 DEEDWARRSP
Recvd: 07/02/10 13:28 2 pgs
Fees:13.00 Taxes:171.66

20100702-0052212

STATE OF OHIO
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $46,394.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF June 2010

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-17-2015

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

RT10480

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tiffani L. Leslie, unmarried woman	Tiffani Leslie	092-02-0 167.00
(NAME)	(NAME)	
1030 28th Avenue North	1030 28th Avenue North	
(ADDRESS)	(ADDRESS)	
Nashville TN 37208	Nashville, TN 372108	
(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 **Tiffani L. Leslie**, unmarried woman.

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. 42 of Block 26 on the Map of Re-Subdivision of Heffernan Place (erroneously referred to as Hefferman Place in prior conveyance) of record in Book 161, Page 138, Register's Office for said County, to which reference is hereby made for a more complete and accurate legal description.

Said Lot No. 42 fronts 50 feet on the easterly side of 28th Avenue North and runs back between parallel lines, 150 feet to an alley.

Being the same property conveyed to US Bank National Association as Trustee by Trustee's Deed from Shellie Wallace as Successor Trustee dated July 29, 2009 and recorded August 14, 2009 in Instrument Number 20090814-0076478, 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 ☒ property, known as 1030 28th Avenue North Nashville 37208
improved
(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 Tiffani Leslie, 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 21st day of May, 2010

US Bank National Association as Trustee by
Residential Funding Company, LLC fka Residential
Funding Corp., 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 Aurkss, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Junior Officer of Residential Funding Company, LLC, the Attorney in Fact of said US Bank National Association as Trustee, 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 21st day of May, 2010

_____
Notary Public

My Commission expires: January 27, 2013

E. J. MCGINNESS
Commission # 1833659
Notary Public - California
San Diego County
My Comm. Expires Jan 27, 2013

RETURN TO:

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

RT10480

1030 28th Avenue North
Nashville, TN 37208