BILL GARRETT, Davidson County
Trans:T20100050269 DEEDWARRSP
Recvd: 08/13/10 10:13 3 pgs
Fees:18.00 Taxes:832.50
20100813-0064024

This document prepared by:
Title2land, LLC
11851 Wentling Ave
Baton Rouge, LA 70816
(800) 549-6684
As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.
10-34324NRA

SPECIAL WARRANTY DEED

This Deed, made the 16th of August, 2010, by and between **Citibank N.A. as Trustee for WAMU Series 2007-HE4 Trust**, as first party, and **David Carlson**, as second party.

WITNESSETH:

That for and in consideration of the sum of **ONE and 00/100 ($1.00) DOLLAR,** the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirms unto said party of the second part the following described real estate, situated and being the following described property to-wit:

Land in Davidson County Tennessee, being Lot No 143 on the Plan of Edgefield Land Company's First Subdivision, as of record in Book 57, page 130, Registers Office for Davidson County, Tennessee.

Said lot fronting 50 feet on the Southerly side of Boscobel Street, formerly Rothichild Avenue and running back between parallel lines 148 feet to an alley

Municipal Address: 1906 Boscobel Street, Nashville, Tennessee 37206
Parcel Number: 083-14-0-340

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Being the same property acquired by Substitute Trustee's Deed of Property from Wesley D. Turner to Citibank N.A., as trustee for WaMu Series 2007-HE4 Trust dated May 8, 2007 and recorded April 13, 2010 as 20100413-0027802, of the official records of Davidson County, Tennessee.

Seller and buyer agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

Grantor covenants that it is seized and possesses of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

TO HAVE AND TO HOLD unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

This conveyance is made expressly subject to the conditions, easement, restrictions and reservations of record, if any, affecting the aforesaid property and constituting construction notice; bit there is no intention by the reference to reimpose or to extend any of the same. The undersigned certify that the consideration reflected in this deed is the full consideration paid for said property pursuant to R.R.S. Chapter 382.

Citibank N.A. as Trustee for WAMU
Series 2007-HE4 Trust

By: _____
Signature

Vice President
_____
Print Name
Kelly Livingston

STATE OF Fl

COUNTY OF Duval **, to wit:**

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, **Kelly Livingston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Vice President** (or other officer authorized to execute the instrument) of _____ the within named bargainor, a corporation, and that such _____ or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as Citibank N.A. as Trustee for WAMU Series 2007-HE4 Trust.

Witness my hand and seal, at office this 23 day of July, 2010.

My commission expires:_____

_____
Notary Public

BERNADETTE GILMORE
MY COMMISSION # DD 792361
EXPIRES: May 28, 2012
Bonded Thru Notary Public Underwriters

Property Owner & Address: **David Carlson**

1906 BOSCOBEL

NASHVILLE TN 37206

Tax Parcel No.: **083-14-0-340**

Mail Tax Bill to: **David Carlson**

1906 BOSCOBEL

NASHVILLE TN 37206

STATE OF TENNESSEE

COUNTY OF DAVIDSON **to wit:**

I, or we, hereby swear or affirm that to be best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **TWO HUNDRED TWENTY FIVE THOUSAND AND 00/100 ($225,000.00) DOLLARS,** which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

David Carlson

SUBSCRIBED AND SWORN TO before me this 6 day of August, 2019

My commission expires:_____

Notary Public

GENE TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires MAR. 7, 2011