Prepared by:
Realty Title & Escrow Company, Inc.
383 Johnny Cash Parkway, Ste 140
Hendersonville, TN 37075

STATE OF TN
COUNTY OF SUMNER

The actual consideration or value, whichever is greater, for this transfer is $71,000.00

Affiant

Subscribed and sworn to before me, this 16th day of August, 2010.

Notary Public
My commission expires: 4/23/2014

ANGELA A. RAMSEY STATE OF TENNESSEE NOTARY PUBLIC SUMNER COUNTY My Commission Expires April 23, 2014

05-1008-65034

Address of New Owner:	Send Tax Bills to:	Tax Information
Stephen Schoner	OWNER	83-13-0-B-101
1009 Fatherland Street	1018 MITCHELL RD.	
Nashville TN 37206	NASHVILLE TN 37206	

SPECIAL WARRANTY DEED

For and in consideration of the sum of ten dollars & no/100 ($10.00), cash in hand paid by the hereinafter named Grantees, and other good and valuable consideration, the receipt of which is hereby acknowledged, **US Bank National Association**, hereinafter referred to as Grantors, have bargained and sold, and do hereby transfer and convey to **Stephen Schoner and wife, Alexis Schoner**, hereinafter called the Grantees, their successors 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 101, 37206 BUILDING CONDOMINIUM, as established by Master Deed of record in Instrument No. 20051006-0120763; amended in Instrument No. 20051027-0129747 and shown as Exhibit "A" to the amendement of record in Instrument No. 20061023-0131425; rerecorded in Instrument No. 20061101-0135575; rerecorded in Instrument No. 20061113-0140782, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

Being the same property conveyed to US Bank National Association by Substitute Trustee's Deed from John F. Teitenberg, as Substitute Trustee, dated November 19, 2009, recorded November 19, 2009, of record in Instrument No. 20091119-0106785, of the Register's Office for Davidson County, Tennessee.

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.

This property is improved property known as 1009 Fatherland Street, Nashville, TN 37206

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, successors and assigns, forever. Grantors covenant with Grantees that Grantors are lawfully seised and possessed of said land in fee simple, have a good right to convey it, and the same is unencumbered, unless otherwise herein set out, but such covenants exist only to the extent of any claims arising by, through or under the Grantors. Grantors hereby covenant with Grantees that Grantors will forever defend Grantees against claims of all persons claiming by, through or under Grantors, but no further or 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.

BILL GARRETT, Davidson County
Trans:T20100052930 DEEDWARRSP
Recvd: 08/25/10 13:38 3 pgs
Fees:18.00 Taxes:262.70
20100825-0067344

WITNESS my hand this 13th day of August, 2010.

US Bank National Association

By: Stephanie L Taylor
Stephanie L. Taylor, Assistant Vice President

CORPORATE ACKNOWLEDGMENT

STATE OF _____
COUNTY OF _____

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Stephanie L. Taylor with whom I am personally acquainted, and who acknowledged shey executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Assistant Vice President of US Bank National Association, the within named bargainor, and that she is authorized by US Bank National Association to execute this instrument on its behalf and in the capacity stated therein.

Witness my hand in _____, _____, this _____day of August, 2010.

Please see certificate.

_____
Notary Public

My Commission expires

California All-Purpose Certificate of Acknowledgement

State of California

County of San Diego

On August 13, 2010, before me, Carmi Salvador, a Notary Public in and for said State, personally appeared Stephanie L. Taylor, who proved to me on the basis of satisfactory evidence to be the person whose name is subscribed to the within instrument and acknowledged to me that she executed the same in her authorized capacity, and that by her signature on the instrument the person, or the entity upon behalf which the person acted, executed this instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the forgoing paragraph is true and correct.

WITNESS my hand and official seal.

carmisalvador

Signature

(Notary Seal)

CARMI SALVADOR
Commission # 1853622
Notary Public - California
San Diego County
My Comm. Expires Jun 11, 2013

Optional Information

Description of the Attached Document

Special Warranty Deed

(Title or description of attached document)

Number of Pages 2

Document Date _____