BILL GARRETT, Davidson County
Trans:T20110033949 DEEDWARRSP
Recvd: 06/07/11 09:54 2 pgs
Fees:13.00 Taxes:154.48
20110607-0043469

State of Tennessee
County of Davidson

The actual consideration or value- whichever is
Greater, is $41,750.00

Affiant

Subscribed and Sworn to before me this 25 day of May, 2011

Notary Public
My Commission Expires: (Affix Seal)

JORGE E. SERRANO NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES JUNE 19, 2012

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
MARY B. MITCHELL	1915 SOUTH HAMILTON ROAD NASHVILLE, TN 37218	Owner

MAP PARCEL NUMBER: 070 13 056.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

US BANK NATIONAL ASSOCIATION AS TRUSTEE

Whose Address is 2711 N. HASKELL AVENUE, SUITE 900, DALLAS, TX 75204

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

MARY B. MITCHELL

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 STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

All that tract or parcel of land Being the Northerly 3/4 of Lot No. 5, G. T. Sheegog Subdivision at Bordeaux, Block 1, as of record in Book 421, Page 191, Register's Office, Davidson County, Tennessee.

Said Northerly 3/4 of Lot No. 5 fronts 75 feet on the Westerly margin of South Hamilton Road and runs back 284 feet more or less on the Southerly line and 279 feet more or less on the Northerly line to a dead line in the rear measuring 75 feet thereon.

Being the same property conveyed to Lorenzo C. Hines and Sonia K. Hines, husband and wife by Warranty Deed dated April 21, 2005, from Althea Harding, individually and as Administratrix, as the only child and sole heir at law of Clifford L. McKissack, recorded on the 3rd day of May, 2005 in Instrument No. 20050503-0049240, in the Register's Office of 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 plat of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) 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 undersigned has executed this the 25th day of May, 2011.

Signed, sealed and delivered in the presence of:

Witness

Witness

US BANK NATIONAL ASSOCIATION AS TRUSTEE

[SEAL]

BY RESIDENTIAL FUNDING COMPANY, LLC, ITS ATTORNEY IN FACT

STATE OF Idaho

COUNTY OF Ada

I, Kegan Garcia, hereby certify that on this date before me personally appeared Josh Parkiss, Pursuant to the delegation of authority, to me known to be the person who executed the foregoing instrument on behalf of the Company or Corporation, and acknowledged that he executed the same as the free act and demand of said Company.

Witness my hand and official seal at office this 25 day of May, 2011.

KEGAN GARCIA (SEAL)
NOTARY PUBLIC
STATE OF IDAHO

Signature of Notary Public

Kegan Garcia
Printed Name of Notary

My Commission expires on Feb. 7, 2017, ~~2011~~