SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *SEVEN THOUSAND FIVE HUNDRED and NO/100 DOLLARS ($7,500.00)*, cash in hand paid, the receipt of which is hereby acknowledged, **U.S. BANK, NATIONAL ASSOCIATION, N.D.,** (Grantor) has bargained and sold and by these presents do transfer and convey unto **BRENT DONGAS,** a married man, his heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

LOT No. 39, Unit 6, in a Horizontal Property Regime as shown on the condominium site plan of Phase I, of Section One and Two, Patio Villa, as of record in Book 5800, Page 145, Register's Office for Davidson County, Tennessee to which plan reference is hereby made for a more complete description of said property.

BEING the same property vested in U.S. BANK, NATIONAL ASSOCIATION, N.D., by Deed in Lieu of Foreclosure from Ron Kirby, of record in Instrument No. 20110429-0032750, Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing PHASE I, OF SECTION ONE AND TWO, PATIO VILLA Condominium of record in Book 5970, Page 829 as corrected in Book 6014, Page 978, including the By-Laws and First Amendment to the By-Laws in Volume 6406, Page 799,. said Register's Office; also subject to easements, rights and interests in favor of other unit owners, and all sewer, water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

2. Charter on Patio Villa Condominium Association, Inc. of record in Book 6031, page 493, said Register's Office.

This Instrument Prepared By:
BASS AND BASS, ATTORNEYS
226 North Main Street
Carthage, Tennessee 37030

BILL GARRETT, Davidson County
Trans:T20110042339 DEEDWARRSP
Recvd: 07/14/11 09:25 3 pgs
Fees:18.00 Taxes:27.75
20110714-0053816

3. Rules and Regulations for Patio Villa, of record in Book 7266, page 827, said Register's Office.

This property is located at 3007 Casa Drive, Nashville, TN 37214.

Possession: Date of Deed;
2011 Property Taxes Prorated
Map & Parcel: 108070A00600CO

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **BRENT DONGAS**, his heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said land in fee simple; has a good and lawful right to sell and convey it, and same is unencumbered.

GRANTOR covenants and binds itself, to warrant and forever defend the title to the Property to **BRENT DONGAS**, his heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

WITNESS GRANTOR'S HAND on this the 8th day of July, 2011.

U.S. BANK, NATIONAL ASSOCIATION, N.D.

By: Deborah F. Brant

Deborah F. Brant
Title: Sr. Real Estate Officer

ACKNOWLEDGEMENT

STATE OF MINNESOTA

COUNTY OF HENNEPIN

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, Deborah F. Brant, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the Sr. Real Estate Officer of U.S. BANK, NATIONAL ASSOCIATION, N.D., the within named bargainor and executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Sr. Real Estate Officer.

WITNESS MY HAND and official seal at Offices, HENNEPIN County MINNESOTA, this the 8th day of July, 2011.

Corinna L. Duffy

Notary Public

My Commission Expires:

CORINNA L. DUFFY
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2012

CORINNA L. DUFFY
NOTARY PUBLIC - MINNESO
My Commission Expires Jan. 31,

Name & Address of New Property & Send Tax Notice to:

Mr. Brent Dongas
604 Waterway Court
Nashville, TN 37221

AFFIDAVIT

STATE OF MINNESOTA

COUNTY OF HENNEPIN

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $7,500.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Affiant Deborah F. Brant

Subscribed & sworn to before me this 8th day of July, 2011.

Notary Public

CORINNA L. DUFFY
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2012

My Commission Expires: 1-31-12

WD-USBank-Dongas

This Instrument Prepared By:
BASS AND BASS, ATTORNEYS
226 North Main Street
Carthage, Tennessee 37030