WARRANTY DEED

DEBORAH K. DEVINE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $199,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8TH DAY OF SEPTEMBER, 2011.

Notary Public

MY COMMISSION EXPIRES: 11-7-2012

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Premier Escrow, LLC, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Henrietta Porter	Regions Bank	Map 181-1-A
(NAME)	(NAME)	
6900 Sunnywood Drive	2050 Office Pkwy Cir	Parcel 170 CO
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Birmingham, AL 35244	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, WE, U.S. BANK, N.A., HEREINAFTER CALLED THE GRANTOR, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **HENRIETTA PORTER**, HEREINAFTER CALLED THE GRANTEE, HER HEIRS 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 Lot No. 20 on the Plan of Sugar Valley, Section 1, of record in Plat Book 9700, pages 709 – 711, Register's Office for Davidson County,. Tennessee, to which Plan reference is hereby made for a more complete description thereof.

Being the same property conveyed to U.S. Bank, N.A., by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, of record in Instrument #20110505-0034478, said Register's Office.

This conveyance is subject to (a) 2011 real property taxes; (b) all matters appearing on the plan of record in Book 9700, pages 709 - 711, said Register's Office; (c) restrictive covenants of record in Book 11069, page 14 and Instrument #20040203-0013041, said Register's Office; and (d) Bylaws of record in Book 11069, page 24, said Register's Office.

unimproved ☐

This is improved ☒ property, known as 6900 Sunnywood Drive, Nashville, Tennessee 37211
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

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 and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized 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; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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:T20110055962 DEEDWARR
Recvd: 09/09/11 10:38 3 pgs
Fees:18.00 Taxes:739.63

20110909-0070015

Witness my hand this 7th day of September, 2011.

U.S. Bank, N.A.

By: _____
Stephanie L. Taylor, Assistant Vice President

_____

_____
Pamela Cole, Officer

SEE ATTACHED

STATE OF _____

COUNTY OF _____

Before me, the undersigned notary public of Davidson County, Tennessee, personally appeared Stephanie L. Taylor, with whom I am personally acquainted and who, upon oath, acknowledged herself to be Assistant Vice President of U.S. Bank, N.A. the within named bargainor, and that she as such Assistant Vice President of U.S. Bank, N.A., executed the foregoing instrument for the purpose therein contained by personally signing the name of the bank as Assistant Vice President.

Witness my hand and official seal at _____, _____ this _____ day of _____, 2011. (City) (State)

Commission expires:

_____
Notary Public

After Recording Return to:
Realty Title & Escrow Company, Inc.
206A Cool Springs Blvd., Ste 107
Franklin, TN 37067

CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

CIVIL CODE § 1189

State of California

County of SAN DIEGO

On 9-7-11 (Date) before me, CHRISTINA DANIELSON, NOTARY PUBLIC (Here Insert Name and Title of the Officer),

personally appeared PAMELA COLE (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity(~~ies~~), and that by ~~his~~/her/~~their~~ signature(~~s~~) on the instrument the person(~~s~~), or the entity upon behalf of which the person(~~s~~) acted, executed the instrument.

CHRISTINA DANIELSON
Commission # 1923847
Notary Public - California
San Diego County
My Comm. Expires Jan 30, 2015

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

WITNESS my hand and official seal.

Signature Christina Danielson (Signature of Notary Public)

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____	Signer's Name: _____
☐ Corporate Officer — Title(s): _____	☐ Corporate Officer — Title(s): _____
☐ Individual	☐ Individual
☐ Partner — ☐ Limited ☐ General	☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact	☐ Attorney in Fact
☐ Trustee	☐ Trustee
☐ Guardian or Conservator	☐ Guardian or Conservator
☐ Other: _____	☐ Other: _____
Signer Is Representing: _____	Signer Is Representing: _____
RIGHT THUMBPRINT OF SIGNER — Top of thumb here	RIGHT THUMBPRINT OF SIGNER — Top of thumb here

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