BILL GARRETT, Davidson County
Trans:T20110078820 DEEDWARRSP
Recvd: 12/13/11 12:36 2 pgs
Fees:13.00 Taxes:819.16
20111213-0097025

Prepared by:
Realty Title & Escrow Company, Inc.
3815 Cleghorn Ave., Suite 102
Nashville, TN 37215

STEVEN T. MORRIS
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires JULY 8, 2013

State Of Tennessee
County Of Davidson

The actual consideration or value, whichever is greater, for this transfer is $221,395.00

J. Brantley Mattingly
Affiant

Subscribed and sworn to before me this 9TH day of DECEMBER, 2011.

J. M.
Notary Public
My commission expires: JULY 8, 2013

03-1111-37432

Address of New Owner:	Send Tax Bills to:	Tax-Information
John Mattingly 2600 Hillsboro Pike, #455 Nashville TN 37212	AVENUE BANK 3823 CLEGHORN AVE. NASHVILLE, TN 37215	117-03-0-H 455.00 CO

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, **U.S. Bank, N.A., as Trustee for S.J. Johnson, IV Trust**, hereinafter referred to as Grantor, has bargained and sold, and does hereby transfer and convey to **John M. Mattingly**, an unmarried man, 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 No. 455, Garage No. G-5 and Storage space No. 412, together with the appurtenant interest in the common elements of The Enclave at Hillsboro Village, a Horizontal Property Regime, as established by Master Deed of record in Instrument No. 20051005-0119789; amended in Instrument No. 20060210-0016562; and Instrument No. 20060919-0116052, Register's Office for Davidson County, Tennessee, said Unit No. 455 being depicted on the Condominium site Plan attached as Exhibit C to the aforementioned Master Deed and said reference is hereby made for a more complete description.
>
> Being the same property conveyed to US Bank, NA, Trustee for S. J. Johnson IV Trust by deed from Nashville Enclave, L.P., dated September 15, 2006, recorded September 27, 2006, of record in Instrument No. 20060927-0119584, 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 2600 Hillsboro Pike, #455, Nashville, TN 37212

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. Grantor covenants with Grantees that Grantor is lawfully seised and possessed of said land in fee simple, has 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, though or under the Grantor. Grantor hereby covenants with Grantees that Grantor will forever defend Grantees against claims of all persons claiming by, through or under Grantor, 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.

WITNESS my hand this 9TH day of DECEMBER, 2011.

U.S. Bank, N.A., as Trustee for S. J. Johnson IV Trust

By: Lawrie Carr, VP
Lawrie Carr
its Vice-President

State Of Ohio
County Of Hamilton

Personally appeared before me, the undersigned, a Notary Public in and for said county and state, Lawrie Carr, with whom I am personally acquainted, and who acknowledged that she executed the within instrument for the purposes therein contained, and who further acknowledged that she is the Vice-President of U.S. Bank, N.A., as Trustee for S.J. Johnson IV Trust, the within named bargainor, and that she is authorized by U.S. Bank, N.A. as Trustee for S.J. Johnson IV Trust to execute this instrument on its behalf.

Witness my hand in _____, _____, this 9th day of December 2011.

Michele R. Knab
Notary Public

My Commission expires
6/18/12

MICHELE R. KNAB
Notary Public, State of Ohio
My Commission Expires June 18, 2012