SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20120026351 DEEDWARRSP
Recvd: 04/11/12 10:32 4 pgs
Fees:23.00 Taxes:408.11
20120411-0030945

Return to:
Surety Lender Services
1 East Stow Road
Marlton, NJ 08053

FILE NO35827SL-R

Send tax notices to:
LAMCO
8201 SOUTH PARK LANE
LITTLETON, CO 80120

STATE OF Minnesota

COUNTY OF Hennepin
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER FOR THIS TRANSFER IS $ 110,300.00

Affiant

SUBSCRIBED AND SWORN TO ME, THIS THE 28 DAY OF March, 2012.

Notary Public

MY COMMISON EXPIRES:
(AFFIX SEAL)

MEGAN C. DAHLIN
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2017

35827SLR

THIS INSTRUMENT WAS PREPARED BY
Sara Holliday – Change of Title, Inc., 160 S. Old Springs Rd. Suite 260, Anaheim Hills, Ca 92808

ADDRESS NEW OWNER(S) AS FOLLOWS: MAP PARCEL NUMBERS	SEND TAX BILLS TO:	
Orchard Terrace Estates, LLC	LAMCO	
923 E. Pacheco Blvd., Suite C	8201 Southpark Lane, Littleton, CO 80120	174-11A/136.00C
Los Banos, CA 93635		

FOR AND CONSIDERATION OF THE SUM OF $110,300.00, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **US BANK NATIONAL ASSOCIATION ND**, HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER, QUITCLAIM AND CONVEY UNTO **Orchard Terrace Estates LLC**, HEREINAFTER CALLED THE GRANTEE, ITS SUCCESSOR AND ASSIGNS, A CERTAIN TRACT OF PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF

APN: 174-11-A/136.00C

PROPERTY KNOWN AS: 1201 BLAIRFIELD DRIVE, ANTIOCH, TN 37013

TO HAVE AND TO HOLD the aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the Grantee, Grantee's heirs and assigns, in fee simple forever.

The Grantor does hereby covenant with the Grantee that the Grantor is lawfully seized in fee of the aforedescribed real estate; that the Grantor has a good right to sell and convey the same; that the same is unencumbered except any taxes not yet due but constituting a lien, which are assumed by Grantee;

ANY SUBDIVISION RESTRICTIONS, EASEMENTS, AND BUILDING SETBACK LINES;

And that the title and quiet possession Grantor warrants and will forever defend against the lawful claims of all persons.

Any reference to recorded instruments is reference to the Register's Office in said County.

Witness my hand this 28th day of March, 2012.

US BANK NATIONAL ASSOCIATION ND

By: Pennie L Charpie

Name: Pennie L Charpie

Title: Real Estate Officer

State of Minnesota)
) SS.
County of Hennepin)

On this 28th day of March, 2012, before me, Megan C Dahlin, a notary public in and for said State, personally appeared Pennie L Charpie known or identified to me to be an Officer of US Bank National Association, ND, a National Banking Association, that executed the instrument on behalf of said Association and acknowledged to me that such Association executed the same.

(seal)

MEGAN C. DAHLIN
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2013

Notary Public
My Commission Expires: 1-31-13

Bank Foreclosure
Seller has no knowledge
Sale as-is / Whereas
Sale Final at closing

VALUE AFFIDAVIT

Jennie D Sharpe 3/28/12
Seller Date

STATE OF MINNESOTA
COUNTY OF ~~Hennepin~~

The actual **consideration or value**, whichever is greater, for this transfer is $ ~~110,300.00~~

Jennie D Sharpe
Affiant

Subscribed and sworn to before me this 28th day of March, 2012.

Notary Public

My Commission Expires: 1-31-13

MEGAN C. DAHLIN
NOTARY PUBLIC
MINNESOTA
My Commission Expires Jan. 31, 2013

RES 1285

FIDELITY NATIONAL TITLE INSURANCE COMPANY
AS ISSUING AGENT 1-800-943-1196

Title No SUR-35827SL-R

LEGAL DESCRIPTION

EXHIBIT "A"

THE LAND REFERRED TO HEREIN BELOW IS SITUATED IN THE COUNTY OF Davidson, STATE OF Tennessee, AND IS DESCRIBED AS FOLLOWS:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 428A ON THE SUBDIVISION PLAT OF CANE RIDGE FARMS, PHASE ONE SECTION THREE OF RECORD IN INSTRUMENT NO. 20010606-0059239, REVISED IN INSTRUMENT NO. 20020712-0084136 IN THE REGISTER'S OFFICE FOR SAID COUNTY TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Parcel ID: 174-11-A/136.00C

Commonly known as 1201 Blairfield Drive, Antioch, TN 37013
However, by showing this address no additional coverage is provided

Title to the Fee Simple estate or interest in the land is at the Effective Date vested in:

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

Deed Type: Trustee's Deed
Grantors: J. PHILLIP JONES, SUBSTITUTE TRUSTEE
Grantees: U.S. BANK, NATIONAL ASSOCIATION, N.D.
Dated: November 18, 2011
Recorded Date: November 22, 2011
Consideration: $135,200.00
DBV:
Instrument: 20111122-0091294