Record Mail

S&K #: 11-020656

SPECIAL WARRANTY DEED

THIS DEED, between U.S. Bank Trust, N.A., as Trustee for VOLT Asset Holdings NPL3 organized and existing under the laws of the United States of America, hereinafter called Grantor, and Joshua Spence and Ashton Spence, hereafter called Grantee.

WITNESSETH, That said Grantor for and in consideration of the sum of ten dollars ($10.00) and other valuable consideration, receipt of which is hereby acknowledged, has bargained and sold, and by these presents, does transfer and convey unto the said Grantee, and unto its successors and assigns, certain property described as follows:

The following described property located in Davidson County, Tennessee, to-wit:

Lot 30, Section IV, Cloveland Acres Subdivision, as shown on Plan of record in Book 4600, Page 45, in the Register's Office for Davidson County, Tennessee, to which Plan reference is herein made for a more complete description of the property.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20060615-0071650 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20120508-0039917, in said Register's Office.

TO HAVE AND TO HOLD the said parcel of land, with the appurtenances, estate, title, and interest thereto belonging, to the said Grantee and its successors and assigns, forever.

Subject to any unpaid taxes, easements and restrictions.

Grantor does further covenant and bind Grantor's successors, to warrant and forever defend the title to the said Grantee and its successors and assigns, against the lawful claims of all persons by, through or under it, but not further or otherwise.

U.S. Bank Trust, N.A., as Trustee for VOLT Asset Holdings NPL3

By: Jennifer Martin

Title: AUTHORIZED SIGNATORY

BILL GARRETT, Davidson County
Trans:T20120033999 DEEDWARRSP
Recvd: 05/08/12 15:57 2 pgs
Fees:13.00 Taxes:814.00
20120508-0039919

STATE OF OK
COUNTY OF OK

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Jennifer Martin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence). and who, upon oath, acknowledged that he/she is an officer or authorized signatory of U.S. Bank Trust, N.A., as Trustee for VOLT Asset Holdings NPL3, the within named bargainor, a corporation, and that he/she, being authorized so to do, executed the within instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such officer or authorized signatory.

WITNESS my hand and Official Seal at Office this 10 day of April, 2012.

Notary Public

NANCY ORTZ NOTARY # 04008855 EXP. 09/29/12 PUBLIC STATE OF OKLAHOMA

My commission expires: SEP 29 2012

STATE OF Tennessee
COUNTY OF Shelby

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $220,000.00 which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 3rd day of May, 2012.

Notary Public

ROBERT SCHNEIDER STATE OF TENNESSEE NOTARY PUBLIC COUNTY OF SHELBY

My commission expires: 2-15-2016

Property Address: 5725 Cloverwood Drive, Brentwood, Tennessee 37027

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES:
Joshua Spence and Ashton Spence
5725 Cloverwood Dr.
Brentwood, TN 37027

S & K File # 11-020656

Map & Parcel - 171 07 0 048.00

THIS INSTRUMENT PREPARED BY: RETURN TO:
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