# SPECIAL WARRANTY DEED

**FOR AND IN CONSIDERATION** of the sum of *FIFTY-NINE THOUSAND and NO/100 DOLLARS ($59,000.00)*, 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 BATOOG 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:

**BEING LOT 6** on the Plan of First Revision of Williams Valley PUD, of record in Instrument No. 200102010009794, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

**BEING** the same property vested in U.S. BANK, NATIONAL ASSOCIATION, N.D., by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20120612-0051126 Register's Office for Davidson County, Tennessee.

This conveyance is subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of PLAN OF FIRST REVISION OF WILLIAMS VALLEY PUD, as recorded in Plat Book 20010201-0009794 and Instrument No. 20010108-0001974 in the Register's Office of Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extend such covenants, conditions or restrictions violate 42 USC 3604(c).

2. Restrictions and By-Laws of record at Instrument No. 20010308-0022084 in the Register's Office of Davidson County, Tennessee.

3. Charter of record at Instrument No. 20010308-0022083, in the Register's Office of Davidson County, Tennessee.

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

BILL GARRETT, Davidson County
Trans:T20120087194 DEEDWARRSP
Recvd: 11/15/12 09:39 3 pgs
Fees:18.00 Taxes:218.30
20121115-0105202

4. Easement recorded in Book 5515, Page 970 and Book 5515, Page 973, in the Register's Office of Davidson County, Tennessee.

5. Quitclam Deed to Homeowners Association of record at Instrument No. 20010308-0022085, in the Register's Office of Davidson County, Tennessee.

This property is located at 2021 Williams Valley Drive, Madison, Tennessee 37115.

Possession: Date of Deed;
2012 Property Taxes Prorated
Map & Parcel: 042120B00600CO

**TO HAVE AND TO HOLD** the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **BRENT BATOOG 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, except as stated above.

***GRANTOR*** covenants and binds itself, to warrant and forever defend the title to the Property to **BRENT BATOOG 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 7th day of November, 2012.

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

By: Jill E Roppe

Title: Jill E. Roppe/ REO 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, Jill E. Roppe, 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 REO 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 _____.

**WITNESS MY HAND** and official seal at Offices, Hennepin County Minnesota, this the 7th day of November, 2012.

Joanne Travers
Notary Public

My Commission Expires: _____

JOANNE TRAVERS
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017

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

Mr. Brent Batoog 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 $59,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Jill E. Roppe
*Affiant*

Subscribed & sworn to before me this 7th day of November, 2012.

Joanne Travers
*Notary Public*

My Commission Expires: _____
WD-USBank-Dongas

JOANNE TRAVERS
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017

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