BILL GARRETT, Davidson County
Trans:T20120093260 DEEDWARRSP
Recvd: 12/06/12 10:34 4 pgs
Fees:23.00 Taxes:185.00

20121206-0112349

After Recording Return to:
SINGLESOURCE
333 TECHNOLOGY DRIVE
CANONSBURG, PA 15317
File No. 120569480-TI

This document prepared by:
PAUL JUNGERS, ESQ.
8940 MAIN STREET
CLARENCE, NY 14031
716-634-3405

Tax ID No.:
158.04-0A-080.00 CO

SPECIAL WARRANTY DEED

THIS INDENTURE made and entered into on this 20th day of November, 2012, by and between U.S. BANK, NATIONAL ASSOCIATION, organized and existing under the laws of Kentucky, of 9501 Fredericka Street, Owensboro KY 42301, hereinafter referred to as Grantor(s) and HORIM N. YI, MARRIED AND KRISTA K. YI, MARRIED, AS TENANTS BY THE ENTIRETY, of 14104 Kittyhawk Ln, Glenview, IL 60025, hereinafter referred to as Grantee(s).

WITNESSETH: That the said Grantors, for and in consideration of the sum of FIFTY THOUSAND AND 00/100 ($50,000.00) DOLLARS, cash in hand paid and other good and valuable consideration, the receipt of which is hereby acknowledged, have this day given, granted, bargained, sold, conveyed and confirmed and do by these presents give, grant, bargain, sell, convey and confirm unto the said Grantee following described real estate located in DAVIDSON County, TENNESSEE:

SEE ATTACHED EXHIBIT "A"

SUBJECT TO EASEMENTS AND RESTRICTIONS OF RECORD.

Prior instrument reference: DOCUMENT NUMBER 20111018-0080852, Recorded: 10/18/2011

TO HAVE AND TO HOLD the lot or parcel above described together with all and singular the rights, privileges, tenements, hereditaments and appurtenances thereunto belonging or in anywise appertaining unto the said Grantee and unto Grantee's heirs, administrators, successors or assigns, forever.

GRANTORS hereby covenant with and represent unto the said Grantee and unto his successors or assigns, that they are lawfully seized in fee of the lot or parcel of land above described; that the same is free from all liens and encumbrances except ad valorem taxes for the current tax year and subsequent years, restrictions, restrictive covenants and easements of record, if any; that they have a good and lawful right to sell and convey the same as aforesaid and that they will forever warrant and defend the title to same unto the said Grantee and unto his successors or assigns, forever, except as to said taxes, restrictions, restrictive covenants and easements of record, if any.

The warranties passing to grantees hereunder are limited solely to those matters arising from acts acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

Assessor's parcel No. 158.04-0A-080.00 CO

IN WITNESS WHEREOF, the said Grantors have hereunto set their hands and seals on this the day and year first above written.

U.S. BANK, NATIONAL ASSOCIATION

BY _____
NAME: Krystle Graham
TITLE: AVP

STATE OF : Kentucky
COUNTY OF: Daviess

Before me, Constance Smith of the state and county mentioned, personally appeared Krystle Graham, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be president (or other officer authorized to execute the instrument) of US Bank, National Association the within named bargainer, a corporation, and that such president or officer as such AVP, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as AVP.

Witness my hand and seal, at office in Daviess County, this 20 day of Nov, 2012

_____
Notary Public
Commission expires: 10-15-2016

OFFICIAL SEAL
CONSTANCE SMITH
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 10-15-2016
ID # 476870

VALUATION AFFIDAVIT

I, or we, 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 $50,000.00, which amount is equal to or greater than the amount which the property transferred would command at a fair voluntary audit.

Darla Ricker
Affiant - Darla Ricker

Subscribed and sworn to before me this 26th day of November, 2012.

Heidi Copenheaver
Notary Public
Commission Expires 5/28/2013

NOTARIAL SEAL
HEIDI COPENHEAVER
Notary Public
CASTLE SHANNON BORO, ALLEGHENY CNTY
My Commission Expires May 28, 2013

Name and address for person(s) responsible for taxes:

HORIM N. YI AND KRISTA K. YI
1464 Kittyhawk Ln
Glenview, IL 60025

Name and address of property owner:

HORIM N. YI AND KRISTA K. YI
1464 Kittyhawk Ln
Glenview, IL 60025

EXHIBIT A
LEGAL DESCRIPTION

THE FOLLOWING DESCRIBED REAL PROPERTY, TO WIT:

PROPERTY LOCATED IN THE COUNTY OF DAVIDSON, TENNESSEE:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 105, OTTER WOOD, SECTION TWO, REVISED, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 599, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

PARCEL ID NO.: 158.04-0A-080.00 CO

PROPERTY COMMONLY KNOWN AS: 22 ANNANDALE DRIVE, NASHVILLE, TN 37215