BILL GARRETT, Davidson County
Trans:T20130005402 DEEDWARRSP
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Fees:23.00 Taxes:125.80

20130118-0006414

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: PID# 758039

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS:<br>John Blackwell and Frank Bryant | SEND TAX BILL TO:<br>John Blackwell and Frank Bryant | MAP/PARCEL NUMBERS:<br>072 11 0 500.00 |
|---|---|---|
| (Name)<br>3080 LEEVILLE PIKE | (Name)<br>NEW OWNER | |
| (Address)<br>LEBANON, TN 37090 | (Address) | |
| (City) (State) (Zip) | (City) (State) (Zip) | |

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, U.S. Bank National Association As Trustee For BAFC 2006-7, Grantor, has this day bargained and sold, and does hereby transfer and convey unto John Blackwell and Frank Bryant, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 1419 Monetta Ave #B, Nashville, TN, 37216, in DAVIDSON County, Tennessee, described in Exhibit A attached hereto.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever. We covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors and representatives, to warrant and forever defend the title to said real estate to said Grantees, their successors, heirs and assigns, against the lawful claims of all persons claiming by, through, or under Grantor, by no others.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

**(Continuation of Special Warranty Deed)**

Witness our hand as of the 12-24-12, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

U.S. Bank National Association As Trustee For BAFC 2006-7 by SunTrust Mortgage, Inc. as Attorney In Fact

By: _____

Name: Sarah P. Berglund, VP

Its: _____

State of Virginia
County of Henrico

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Sarah P. Berglund who acknowledged to me that she/he is Vice President (Title of person signing) of SunTrust Mortgage, Inc (Name of Company), the attorney-in-fact for U.S. Bank National Association As Trustee For BAFC 2006-7, and that in its capacity as attorney-in-fact for U.S. Bank National Association As Trustee For BAFC 2006-7 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank National Association As Trustee For BAFC 2006-7 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 24th day of December, 2012.

Commonwealth of Virginia
Aubrey S. DesPortes, Jr. - Notary Public
Commission No. 327765
My Commission Expires 7/31/2016

Notary Public
My Commission Expires: 7/31/2016

State of TENNESSEE
County of WILSON

The actual consideration or value, whichever is greater, for this transfer is $ 34,000.00

Affiant

Subscribed and sworn to before me this 1-15-13.

Notary Public
My Commission Expires: 4.9.16

PHYLLIS D. SWENSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

RE: 1419 Monetta Ave #B, Nashville, TN 37216

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 20B, Zone Lot Division of Lot No. 20 of the Resubdivision of Lot 20 of Montgomery Heights Subdivision, of record in Book 6250, Page 580, amending Book 332, Page 47, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to U.S. Bank National Association As Trustee For BAFC 2006-7 by Substitute Trustee's Deed recorded 11/7/12, Instrument No. 20121107-0102707, in the Register's Office of Davidson County, Tennessee.

RE: 1419 Monetta Ave #B, Nashville, TN 37216

# SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 1419 Monetta Ave #B, Nashville, TN 37216