BILL GARRETT, Davidson County
Trans:T20130024439 DEEDWARRSP
Recvd: 03/26/13 13:36 5 pgs
Fees:28.00 Taxes:370.00

20130326-0029604

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-130300087S
615-503-9901

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Anne Miller	SEND TAX BILL TO: Anne Miller	MAP/PARCEL NUMBERS: 09502007800
(Name) 229 Theodore Rd	(Name) 229 Theodore Rd	
(Address) Nashville, TN 37214	(Address) Nashville, TN 37214	
(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 Trust National Association, Not In Its Individual Capacity, But Solely As Trustee For SRMOF REO 2011-1 Trust, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Anne Miller, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 229 Theodore Road, Nashville, TN, 37214, 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 3-18-13 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 Trust National Association, Not In Its Individual Capacity, But Solely As Trustee For SRMOF REO 2011-1 Trust by Selene Finance LP as Attorney In Fact

BY: _____

NAME: Dan Shimmin

ITS: Senior Vice President

State of Texas

County of Harris

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Dan Shimmin who acknowledged to me that she/he is Senior Vice President (Title of person signing) of Selene Finance LP (Name of Company), the attorney-in-fact for U.S. Bank Trust National Association, Not In Its Individual Capacity, But Solely As Trustee For SRMOF REO 2011-1 Trust, and that in its capacity as attorney-in-fact for U.S. Bank Trust National Association, Not In Its Individual Capacity, But Solely As Trustee For SRMOF REO 2011-1 Trust she/he executed, signed and delivered the above and foregoing instrument after having been authorized by U.S. Bank Trust National Association, Not In Its Individual Capacity, But Solely As Trustee For SRMOF REO 2011-1 Trust and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 18 day of March, 2013.

NOTARY PUBLIC STATE OF TEXAS
CONSTANCE R BAKER
My Commission Expires
December 7, 2016

_____
Notary Public
My Commission Expires: 12-7-2016

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 100,000.

_____
Affiant

Subscribed and sworn to before me this 18 March 2013.

_____
Notary Public

My Commission Expires: _____

ANNA F. ALLEN
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires

TN_REO_SpecialWarrantyDeed(rev).rdw
JMF / DS LD 11/03/2010 rev.

130300087S
03/12/13 @ 05:58 PM

RE: 229 Theodore Road, Nashville, TN 37214

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 50 on the Plan of Walnut Grove, of record in Book 2133, Page 87, Register's Office for Davidson County, Tennessee.

Said Lot No. 50 fronts 78.0 feet on the Northeasterly margin of Theodore Road and extends back 146.3 feet on the northwesterly line and 152.1 feet on the broken southeasterly line to a dead end in the rear, measuring 79.0 feet thereon.

Being the same property conveyed to U.S. Bank Trust National Association, Not In Its Individual Capacity, But Solely As Trustee For SRMOF REO 2011-1 Trust by Trustee's Deed recorded 11/30/12, Instrument No. 20121130-0110202, in the Register of Deeds Office for Davidson County, Tennessee.

RE: 229 Theodore Road, Nashville, TN 37214

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: 229 Theodore Road, Nashville, TN 37214