THIS INSTRUMENT PREPARED
BY & RETURN TO:
Johnson & Freedman, LLC
1587 N.E. Expressway
Atlanta, GA 30329
File No.: REO2009070602TN1

BILL GARRETT, Davidson County
Trans:T20130028364 DEEDWARRSP
Recvd: 04/08/13 13:37 6 pgs
Fees:33.00 Taxes:480.63
20130408-0034487

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into on XXXX22nd XXXX day of February, 2013, by and between **STATE FARM BANK FSB,** as party of the first part, located at 112 E Washington St 5th Floor Bloomington, IL 61701

and, **REGINALD DWIGHT ELMORE,** party of the second part located at 4716 Indian Summer Dr Nashville, TN 37207

WITNESSETH: That for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell convey and confirm unto the said party of the second part the following real estate, situated and being in the County of DAVIDSON, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to wit:

Land in Davidson County, Tennessee, being Lot No. 176 on the Plan of Quail Ridge Section Four of record in Plat Book 7900, Page 161, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Kaneshia Monique Taylor, unmarried by Warranty Deed from NVR, Inc., a Virginia Corporation T/A Fox Ride Homes, dated March 29, 2006, and recorded on March 31, 2006 in Instrument No. 20060331-0036614, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Marcus Matthews, unmarried by Warranty Deed from Kaneisha Monique Taylor, unmarried, dated November 29, 2006 and recorded in December 6, 2006 in Instrument No. 20061206-0150967, said Register's Office.

Being the same property conveyed to U.S. Bank, N.A. by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., dated June 21, 2007, recorded July 18, 2007, of record in Instrument No. 200707180085375, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to grantors by Substitute Trustee's Deed, of record in Instrument No. 20120820-0074316, in the Register's Office of Davidson County, Tennessee.

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

The last recorded Deed is a Substitute Trustee's Deed filed of record at Instrument No. 20120820-0074316 in the Register's Office of Davidson County, Tennessee.

Property: 4716 Indian Summer Dr, Nashville TN 37207

Parcel ID No.: 032-09-0-115.0

TO HAVE AND TO HOLD the aforesaid real estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its heirs, or successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; and that the title and quiet possession thereto he will warrant and forever defend against the lawful claims of all persons claiming by, through, or under it, but not further or otherwise.

The word "party" as used herein shall mean "parties" if more than one person or entity be referred to, and pronouns shall be construed according their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, THE undersigned **State Farm Bank FSB,** has caused this instrument to be executed by its duly authorized officer and agent the day and year first above written.

State Farm Bank FSB,

BY: _____

TITLE: Sr. Closing Officer
Authorized Signor

STATE OF

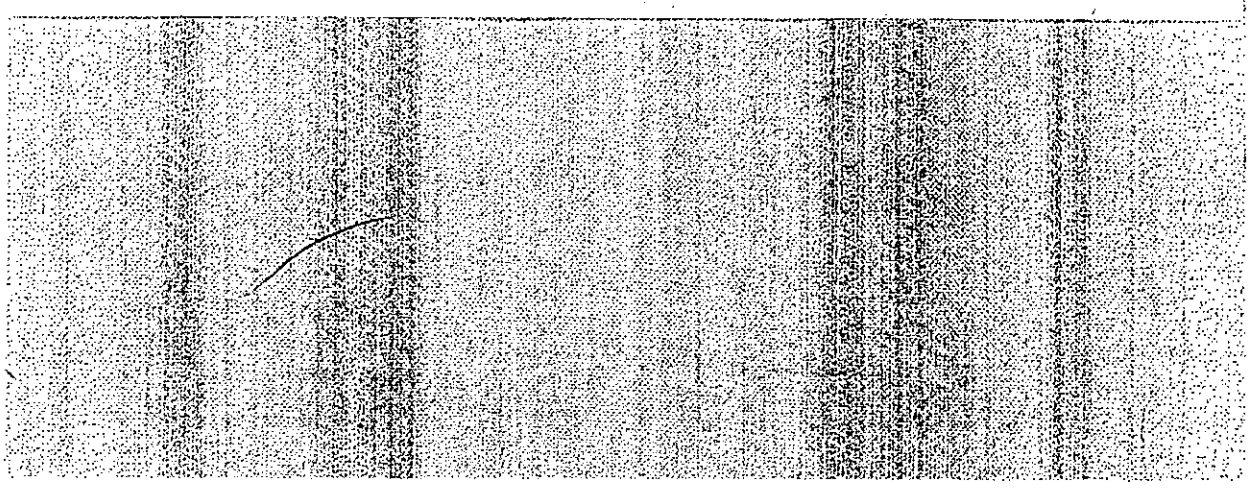
COUNTY OF

Before me, a Notary Public in and for said State and County, duly commissioned and qualified, personally appeared _____ for **State Farm Bank FSB**, with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person with whom I am personally acquainted (or proved on the basis of satisfactory evidence to be the person), and who, upon his or her oath, acknowledged himself or herself to be authorized to sign on behalf of **State Farm Bank FSB**, the within named bargainor, and as such officer being duly authorized so to do, executed the foregoing instrument for the purposes therein contained by subscribing thereto the name of the corporation by himself or herself as such officer.

WITNESS my hand and Notarial Seal at office this _____day of _____, 2013.

_____
Notary Public

My Commission Expires:_____



CALIFORNIA ALL-PURPOSE ACKNOWLEDGMENT

State of California
County of Orange
On 3-1-13 (Date) before me, K M Redwine (Here Insert Name and Title of the Officer)
personally appeared Gisela Mobraten (Name(s) of Signer(s))

who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that ~~he/she/they~~ executed the same in ~~his/her/their~~ authorized capacity(~~ies~~), and that by ~~his/her/their~~ signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature K M Redwine, N.P. (Signature of Notary Public)

K. M. REDWINE
COMM. # 1930331
NOTARY PUBLIC - CALIFORNIA
ORANGE COUNTY
MY COMM. EXP. MAR. 26, 2015

Place Notary Seal Above

OPTIONAL

Though the information below is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

Capacity(ies) Claimed by Signer(s)

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Signer's Name: _____
☐ Individual
☐ Corporate Officer — Title(s): _____
☐ Partner — ☐ Limited ☐ General
☐ Attorney in Fact
☐ Trustee
☐ Guardian or Conservator
☐ Other: _____
Signer Is Representing: _____

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

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Property: 4716 Indian Summer Dr Nashville TN 37207
Parcel ID No.: 03209011500
File Number: REO2012082132TN1

Mail Tax Notices To and Property Owner:
Reginald Dwight Elmore
4716 Indian Summer Dr
Nashville, TN 37207

I, or we, 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 $ 129,900.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

_____
Affiant

Subscribed and sworn to before me this _____day of _____,

_____
Notary Public

My Commission

Property: 4716 Indian Summer Dr. Nashville, TN 37207
Parcel ID No: 032090115.00
File Number: RE02012082132TN1.

Mail Tax Notices To And Property owner:
Reginald Dwight Elmore
4716 Indian Summer Dr.
Nashville, TN 37207

I, or we, 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 $ 129,900 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this 1st day of MARCH, 2013

K. M. REDWINE
COMM. # 1930331
NOTARY PUBLIC-CALIFORNIA
ORANGE COUNTY
My Comm. Exp. MAR. 26, 2015

Notary Public

My Commission 3/26/2015