File No.: 01288-10548
STM Property ID: 732149
Property Address: 3307 Wimbledon Road, Nashville, TN 37215-1833

SPECIAL WARRANTY DEED

STATE OF Virginia
COUNTY OF Henrico
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $480,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th day of March 2013

Notary Public

MY COMMISSION EXPIRES: July 31, 2016

(AFFIX SEAL)

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

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Katie Jean Emler	Katie Jean Emler	11709001600
(NAME)	(NAME)	
4200 Murphy Road	4200 Murphy Road	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

BILL GARRETT, Davidson County
Trans:T20130030548 DEEDWARRSP
Recvd: 04/15/13 11:18 2 pgs
Fees:13.00 Taxes:1777.85
20130415-0037026

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **U.S. Bank National Association, not in its individual capacity but solely as Trustee on Behalf of GSR Mortgage Loan Trust 2007-5F**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Katie Jean Emler, Michael Dave Emler and Janet Jean Emler**, hereinafter called the GRANTEE (S), their heirs and/or assigns, 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 Nos. 57, 58 and 59 of Block "F" on the Revised Plan of The life and Casualty Insurance Co's Subdivision of Woodmont Acres, as of record in Book 843, Page 102, Register's Office for said County, to which plan reference is hereby made for a more complete legal description thereof.

Being the same property conveyed to U.S. Bank National Association, not in its Individual Capacity But Solely as Trustee on Behalf of GSR Mortgage Loan Trust 2007-5F by Substitute Trustee's Deed from Rubin Lublin, TN PLLC F/K/A Rubin Lublin Suarez Serrano TN, PLLC dated 8/23/2012 and filed for record on 8/31/2012 in Instrument No. 20120831-0078898, Register's Office for Davidson County, Tennessee.

All matters as set forth per Book 843, Page 102, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 3307 Wimbledon Road, Nashville, TN 37215-1833
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto

belonging to said GRANTEE(S), their heirs and/or assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 15th day of March, 2013.

US Bank National Association, not in its individual capacity
But solely as Trustee on Behalf of GSR Mortgage Loan Trust 2007-5F
By: SunTrust Mortgage, Inc, its attorney-in-fact

By: _____
It's:
Printed name: Sarah P. Berglund, VP

State of Virginia
County of Henrico

Before me the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Sarah P. Berglund (name) with whom I am personally acquainted and who upon his/her oath acknowledged himself/herself to be the Vice President (title) of US Bank National Association, not in its individual capacity But solely as Trustee on Behalf of GSR Mortgage Loan Trust 2007-5F the within named bargainer, a corporation, and that, he/she as such Vice President (title), being authorized to do executed the foregoing instrument for the purposes therein contained by signing the name of the corporation by himself/herself as such Vice President (title).

Witness my hand and Official seal this 15th day of March, 2013.

_____
Notary Public
My Commission Expires: July 31, 2016

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

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

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