BILL GARRETT, Davidson County
Trans: T20130056694 DEEDWARRSP
Recvd: 07/03/13 10:56 2 pgs
Fees: 13.00 Taxes: 191.48
20130703-0068823

File No.: 01288-14179
STM Property ID: 817015
Property Address: 527 Edwin Street, Nashville, TN 37207

SPECIAL WARRANTY DEED

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

STATE OF VIRGINIA
COUNTY OF HENRICO
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,760.00

Affiant Cheryl L. Bowley, VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th day of JUNE, 2013.

Notary Public

MY COMMISSION EXPIRES: July 31, 2016

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Sidwell & Barrett, PC
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
Jerry W. Jarrett		07108035300
(NAME) 301 MILL POND DR	(NAME) Same as Owner	
(ADDRESS) FRANKLIN, TN 37069	(ADDRESS)	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 as Trustee for CSAB 2007-1**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Jerry W. Jarrett and Deborah Jarrett**, 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 No. 30 on the Map of the Rawls Tract, not of record, and described according to a copy of a survey made october 18, 1947, by Z. J. Wilkinson, Surveyor, as follows: BEGINNING at a point in the North margin of Edwin Avenue at the corner of Lots Nos. 30 and 31; thence with the line between said lots, North 184 feet to a point; thence Easterly 50 feet to the corner of Lots Nos. 29 and 30; thence with the line between said lots Southerly 184 feet to the North margin of Edwin Avenue; thence with the margin of the same, Westerly 50 feet to the point of beginning.

Being the same property conveyed to U.S. Bank National Association as Trustee for CSAB 2007-1 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated 03/14/2013 and filed for record on 4/05/2013 in Instrument No. 20130405-0033699, Register's Office for Davidson County, Tennessee.

County of Davidson taxes for the year 2013 and subsequent years, a lien not yet ascertainable, due or payable

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 527 Edwin Street, Nashville, TN 37207
(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 18th day of June, 2013.

U.S. Bank National Association as Trustee for
CSAB 2007-1, by SunTrust Mortgage, Inc.,
attorney-in-fact

By: _____
Printed Name: Cheryl L. Bowley, VP

State of Virginia
County of Hanover

Before me the undersigned, a Notary Public in and for said State and County, the within named Cheryl L. Bowley, VP with whom I am personally acquainted(or proved to me on the basis of satisfactory evidence) and who upon his/her oath acknowledged himself/herself to be the V.P. of SunTrust Mortgage, Inc., a Virginia Corporation and that he/she executed the within instrument for the purposes therein contained, and who further acknowledge that he/she is the attorney-in-fact for U.S. Bank National Association as Trustee for CSAB 2007-1 and that he/she is authorized by U.S. Bank National Association as Trustee for CSAB 2007-1 to execute this instrument on its behalf.

Witness my hand and Official seal this 18th day of June, 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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