Return to
Lenders Title & Escrow, LLC
841 Wren Rd, Ste 1
Goodlettsville, TN 37072

This document prepared by:
Allison Bourke
Title2land, LLC
11851 Wentling Ave
Baton Rouge, LA 70816
(800) 549-6684
As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.
T2L: 13-38154A

BILL GARRETT, Davidson County
Trans: T20130102796 DEEDWARRSP
Recvd: 12/09/13 09:16 3 pgs
Fees: 18.00 Taxes: 222.00
20131209-0124624

SPECIAL WARRANTY DEED

This Deed, made the 19 of November, 2013, by and between U.S. Bank, National Association ,, as first party, and Armando Ramos and wife Faviola Hurtado De Ramos as second party.

WITNESSETH:

That for and in consideration of the sum of ONE and 00/100 ($1.00) DOLLAR, the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirms unto said party of the second part the following described real estate, situated and being the following described property to-wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 199 ON THE MAP OF MIRO MEADOWS OF RECORD IN PLAT BOOK 1424, PAGE 94 AND 95, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH REFERENCE IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION.

Municipal Address: 1021 Aladdin Drive, Nashville, Tennessee 37217
Parcel Number: 120020007.00

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Being the same property acquired by TRUSTEE'S DEED of Property from Magda Sargios to U.S. Bank National Association dated May 31, 2013 and recorded June 7, 2013 as INST NO 20130607-0058114, of the official records of Davidson County, Tennessee.

The warranties passing to grantees hereunder are limited solely to those matters arising from acts of the grantor, its agents or representatives, occurring solely during the period of grantor's ownership of the subject real estate.

Seller and buyer agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in

infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

TO HAVE AND TO HOLD unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

This conveyance is made expressly subject to the conditions, easement, restrictions and reservations of record, if any, affecting the aforesaid property and constituting construction notice; bit there is no intention by the reference to reimpose or to extend any of the same. The undersigned certify that the consideration reflected in this deed is the full consideration paid for said property pursuant to R.R.S. Chapter 382.

U.S. Bank National Association.

By: Susan A. Wink
Signature

Susan A. Wink
Print Name

STATE OF Kentucky

COUNTY OF Daviess, to wit:

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, Susan A. Wink, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be A.V.P (or other officer authorized to execute the instrument) of US Bank National Association the within named bargainor, a corporation, and that such A.V.P or officer as such A.V.P., executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as U.S. Bank National Association

Witness my hand and seal, at office this 19 day of November, 2013.

My commission expires: 8-21-2017

Notary Public

OFFICIAL SEAL
KEVIN R. BUNCH
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 08-21-2017
ID #495782

Property Owner & Address: **Armando Ramos**
1021 Aladdin Dr
Nashville TN 37217

Tax Parcel No.: 120020007.00

Mail Tax Bill to: **Armando Ramos**
1021 Aladdin Drive
Nashville, TN 37217

STATE OF TENNESSEE

COUNTY OF Davidson, **to wit:**

I, or we, hereby swear or affirm that to be best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **SIXTY THOUSAND AND 00/100 ($60,000.00) DOLLARS,** which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

~~Armando Ramos~~ HR
Holly Reid

SUBSCRIBED AND SWORN TO before me this 22nd day of November 2013.

My commission expires: _____ Notary Public

TERINA GARRISON
STATE OF TENNESSEE NOTARY PUBLIC
EXP MAR 4 2014
ROBERTSON COUNTY