BILL GARRETT, Davidson County
Trans:T20140017607 DEEDWARRSP
Recvd: 03/17/14 08:49 5 pgs
Fees:28.00 Taxes:410.70
20140317-0021650

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: 13-37975A

SPECIAL WARRANTY DEED

This Deed, made the 10 of December, 20 13, by and between **US Bank National Association**, as first party, and **Natalie Hunt**, a Single, 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:

BEING LOT NO. 29 ON THE PLAN OF MULBERRY DOWNS, PHASE 1, OF RECORD IN PLAT BOOK 7900, PAGES 84 TO 88, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAN REFERENCE IS HERE MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION.

Municipal Address: 1056 Mulberry Way, Nashville, Tennessee 37207
Parcel Number: 050030B02900C0

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 Quintilla M. Vantrease to US Bank National Association, dated March 22, 2013 and recorded March 27, 2013 as INSTR NO 20130327-29769, 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 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.

US Bank National Association

By: _____
Signature

Krystle Graham
Asst. Vice President

Print Name

STATE OF Kentucky

COUNTY OF Daviess, to wit:

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, Krystle Graham, 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 AVP (or other officer authorized to execute the instrument) of _____ the within named bargainor, a corporation, and that such _____ or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as US Bank National Association.

Witness my hand and seal, at office this 10 day of December, 20 13.

My commission expires: 10-15-2016

Constance Smith
Notary Public

OFFICIAL SEAL
CONSTANCE SMITH
NOTARY PUBLIC - KENTUCKY
STATE-AT-LARGE
My Comm. Expires 10-15-2016
ID # 476670

Property Owner & Address: Natalie Hunt
1056 Mulberry Way
Nashville, TN 37207

Tax Parcel No.: 050030B02900C0

Mail Tax Bill to: Natalie Hunt
1056 Mulberry Way
Nashville, TN 37207

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 ONE HUNDRED ELEVEN THOUSAND AND 00/100 ($111,000.00) DOLLARS, which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

Natalie Hunt
Natalie Hunt

SUBSCRIBED AND SWORN TO before me this 28th day of February, 2014

My commission expires:_____

Notary Public

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

My Commission Expires JUNE 21, 2016



U.S. BANK NATIONAL ASSOCIATION
ASSISTANT SECRETARY'S CERTIFICATE

I, Juliana B. Panetta, an Assistant Secretary of U.S. Bank National Association, hereby certify that the following is a true and exact extract from the Bylaws of U.S. Bank National Association, a national banking association organized under the laws of the United States (the "Association").

ARTICLE VI.
CONVEYANCES, CONTRACTS, ETC.

All transfers and conveyances of real estate, mortgages, and transfers, endorsements or assignments of stock, bonds, notes, debentures or other negotiable instruments, securities or personal property shall be signed by any elected or appointed officer.

All checks, drafts, certificates of deposit and all funds of the Association held in its own or in a fiduciary capacity may be paid out by an order, draft or check bearing the manual or facsimile signature of any elected or appointed officer of the Association.

All mortgage satisfactions, releases, all types of loan agreements, all routine transactional documents of the Association, and all other instruments not specifically provided for, whether to be executed in a fiduciary capacity or otherwise, may be signed on behalf of the Association by any elected or appointed officer thereof.

The Secretary or any Assistant Secretary of the Association or other proper officer may execute and certify that required action or authority has been given or has taken place by resolution of the Board under this Bylaw without the necessity of further action by the Board.

I further certify the following individuals are duly appointed and qualified officers of the Association authorized to act under Article VI of the Bylaws of the Association and that such authority is in full force and effect as of the date hereof and have not been modified, amended or revoked.

Gregg W. Speer	Senior Vice President
Caroline F. Campbell	Vice President
Cathy M. Layman	Vice President
Dana M. Kozak	Vice President
Diane C. Howard	Vice President
Heather Jene Patton	Vice President
John R. Amador	Vice President
Kara Knable	Vice President
Kelly L. Gammon	Vice President
Khristina E. Onstott	Vice President
Kimberly Lynn Stewart	Vice President
LeAnn P. Little	Vice President
Lorren K. Edwards	Vice President
Margaret S. Beets	Vice President
Maria C. Lawrence	Vice President
Marianne M. Sevasko	Vice President
Michael D Sackmaster	Vice President
Pamela K. Bennett	Vice President
Ryan K. Petrey	Vice President
Tiffani L. Ray	Vice President
Andrea M. Ward	Assistant Vice President
April N. Smith	Assistant Vice President
Ashley N. James	Assistant Vice President
Bethany Kaye Buck	Assistant Vice President
Christine Zuerner	Assistant Vice President
Corie A. Spencer	Assistant Vice President
Douglas E. Pollock	Assistant Vice President
Jacqueline Bares	Assistant Vice President
Jale Beecham	Assistant Vice President
Joan M. Lockman	Assistant Vice President
Jocelyn M. Kilpatrick	Assistant Vice President
Krystle Graham	Assistant Vice President
Mark V. Salzarulo	Assistant Vice President
Milda K. Reising	Assistant Vice President
Paula L. Laslie	Assistant Vice President
Rachel A. Goodlander	Assistant Vice President
Rebecca N. Armstrong	Assistant Vice President
Rita J. Heinn	Assistant Vice President
Robin Mohring	Assistant Vice President
Roger Lee Gray Jr.	Assistant Vice President
Susan A. Wink	Assistant Vice President
William J. Doolittle	Assistant Vice President
William M. Wells	Assistant Vice President
Amber Reilly	Officer

Amy Lou Payne	Officer
Ann H. Song	Officer
April M. Schortung	Officer
Ashley J. Sandefur	Officer
Ashley R. Cline	Officer
Brandon Singleton	Officer
Brenda G. Wettstain	Officer
Brian A. Pook	Officer
Cathy Roper	Officer
Catina Conner-Gilbert	Officer
Cheri Archer	Officer
Christopher W. Staples	Officer
Dana F. Bowman	Officer
Daniel W Orlando	Officer
Deborah Brant	Officer
Diana L. Rowland	Officer
Elizabeth A. McDaniel	Officer
Erica J. Payne	Officer
Ericka J. Quarles	Officer
Jacklyn A. Phelps	Officer
Jaime J. Lessard	Officer
James Hauschild Jr	Officer
Jennifer Jefferson	Officer
Jennifer L. Mattingly	Officer
Jennifer Stevenson	Officer
Jessica Lynn Roberts	Officer
Jessica D. Wilson	Officer
Jill E Roppe	Officer
Joel T Daniels	Officer
John R. Morris	Officer
Jonathan G. Rhodes	Officer
Joseph Travers	Officer
Julia A. Clough	Officer
Justin Grinstead	Officer
Karen Christy	Officer
Lauren Bosse	Officer
Lisa Y Miller	Officer
Loren Madson	Officer
Maria Maldonado	Officer
Maricza Crespo	Officer
Megan Dahlin	Officer
Melanie R. Manalansan	Officer
Melinda Daugherty	Officer
Michelle Lee French	Officer
Nicole M. Wells	Officer
Paulette McDade	Officer
Pennie Charpie	Officer
Rachel Erickson-Barrett	Officer
Rachel M. Fulks	Officer
Rebecca Marie Hays	Officer
Rick Molchan	Officer
Robert Stebbins Jr.	Officer
Ryan M. Murphy	Officer
Sandra L. Finley	Officer
Sandra M. Nanez	Officer
Shanan D. Owen	Officer
Tammie E. Denson	Officer
Tonette Hill	Officer
Venise McLemore	Officer

IN WITNESS WHEREOF, I have set my hand this 29th day of August, 2012.

(No corporate seal)

Juliana B J Panetta

Juliana B. Panetta, Assistant Secretary