BILL GARRETT, Davidson County
Trans:T20140045052 DEEDWARRSP
Recvd: 06/25/14 11:28 3 pgs
Fees:18.00 Taxes:129.50
20140625-0055529

Name & Address of New Property & Send Tax Notice to:

Mr. Jimmie Barnes
713 Troy Drive
Nashville, TN 37207

Map & Parcel: 059 11 0 156.00

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *THIRTY-FIVE THOUSAND and NO/100 DOLLARS ($35,000.00)*, cash in hand paid, the receipt of which is hereby acknowledged, **U.S. BANK, NATIONAL ASSOCIATION, successor by merger to U.S. BANK NATIONAL ASSOCIATION, N.D.,** (Grantor) has bargained and sold and by these presents do transfer and convey unto **JIMMIE BARNES**, his heirs and assigns, the following described tract or parcel of land located in Davidson County, Tennessee, and being more particularly described as follows:

LAND in Davidson County, Tennessee, being Lot No. 480 on the Plan of Haynes Manor, Section 4, as of record in Book 4175, Page 90, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a complete legal description.

BEING the same property vested in U.S. BANK, NATIONAL ASSOCIATION, by Substitute Trustee's Deed from J. Phillip Jones, Substitute Trustee, of record in Instrument No. 20140312-0020743, Register's Office for Davidson County, Tennessee.

This is improved property known 691 Revels Drive, Nashville, TN 37207 (a/k/a 691 Revels, Nashville, TN 37207).

This conveyance is subject to the following:

1. Restrictions, dedications, conditions, reservations, easements and other matters shown on the plat of THE PLAN OF HAYNES MANOR, SECTION 4, recorded in Book 4175, Page 90, Register's Office for Davidson County,

This Instrument Prepared By:
BASS AND BASS, ATTORNEYS
226 North Main Street
Carthage, Tennessee 37030

Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extend such covenants, conditions or restrictions violate 42 USC 3604(c).

2. Covenants, conditions and restrictions as set forth in Outline of Restrictive Covenants recorded in Book 4378, Page 976, Register's Office for Davidson County, Tennessee, but deleting any covenant, condition or restriction indicating a preference, limitation or discrimination based on race, color, religion, sex, handicap, familial status or national origin to the extend such covenants, conditions or restrictions violate 42 USC 3604(c).

Possession: Date of Deed;
2014 Property Taxes Prorated

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **JIMMIE BARNES**, his heirs and assigns, forever. Grantor covenants that it is lawfully seized and possessed of said land in fee simple; has a good and lawful right to sell and convey it, and same is unencumbered, except as stated above.

GRANTOR covenants and binds itself, to warrant and forever defend the title to the Property to **JIMMIE BARNES**, his heirs and assigns, against the lawful claims of all persons claiming by, through or under Grantor, but no further or otherwise.

WITNESS GRANTOR'S HAND on this the 16th day of June, 2014.

U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION, N.D.

By: Jill E. Roppe

Title: Jill E. Roppe/ REO Officer

ACKNOWLEDGEMENT

STATE OF Minneapolis

COUNTY OF hennepin

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, Jill E. Roppe, with whom I am personally acquainted, (or proven to me on the basis of satisfactory evidence) and who, upon oath, acknowledged himself to be the REO Officer, of U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION, N.D., the within named bargainor and executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as _____.

WITNESS MY HAND and official seal at Offices, Hennepin County Minnesota, this the 16 day of June, 2014.

Joanne Travers
Notary Public

My Commission Expires: _____

JOANNE TRAVERS
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017

AFFIDAVIT

STATE OF minnesota

COUNTY OF hennepin

I hereby swear of affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $35,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Jill E. Roppe
Affiant

Subscribed & sworn to before me this 16 day of June, 2014.

Joanne Travers
Notary Public

My Commission Expires: _____
wd-USBank-JBarnes

JOANNE TRAVERS
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017

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