File No.: 01288-19478
STM Property ID: 933419
Property Address: 932 33rd Avenue North, Nashville, TN 37209

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20140065375 DEEDWARRSP
Recvd: 09/03/14 12:58 2 pgs
Fees: 13.00 Taxes: 425.50
20140903-0080436

WILSON COUNTY TENNESSEE NOTARY PUBLIC STATE OF MARILYN C. NEWMAN

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th day of August, 2014.

Notary Public

MY COMMISSION EXPIRES: 8-14-17

(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
Christian C. Bennerman	Christian C. Bennerman	09205033000
(NAME)	(NAME)	
944 33rd Ave. North	944 33rd Ave. North	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37209	Nashville, TN 37209	
(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 CSMC 2007-5**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Christian C. Bennerman, single man**, hereinafter called the GRANTEE(S), his heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Being Lot No. 2, on the plan of Midway Subdivision, of record in Book 4595, Page 39, Register's Office for said County. Said Lot No. 2 fronts 50 feet on the easterly side of 33rd Avenue North and extends back between parallel lines 150 feet to an alley.

Being the same property conveyed to Wayne O. Weaver and wife, Janeen M. Weaver by Warranty Deed dated 04/21/2006 from Michael E. Collier of record in Instrument 200604280048819, Register's Office for Davidson County, Tennessee. Also, being the same property conveyed to U.S. Bank National Association as Trustee for CSMC 2007-5 by Substitute Trustees Deed dated 02/05/2014 from Brock & Scott, PLLC, as Substitute Trustee of record in Instrument 201402060010640, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 421, Page 11 and Plat Book 4595, Page 39, 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 932 33rd Avenue North, Nashville, TN 37209
(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 7 day of July, 2014.

U.S. Bank National Association as Trustee for CSMC 2007-5
By: SunTrust Mortgage, Inc a Virginia Corporation. as it's Attorney in Fact

By: Jackie Absalem
Printed Name Jackie Absalem

State of ~~Virginia~~ Colorado
County of ~~Henrico~~ Denver

Personally appeared before me the undersigned, a notary public in and for said County and State, the within named Jackie Absalem (name) with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is the VP (Title) of SunTrust Mortgage, Inc., a Virginia Corporatin and that he/she is the Attorney in Fact for U.S. Bank National Association as Trustee for CSMC 2007-5 and that he/she is authorized by U.S. Bank National Association as Trustee for CSMC 2007-5 to execute this instrument on it's behalf.

Witness my hand and official seal this 7 day of July, 2014.

Tammi S Thomas
Notary Public
My Commission Expires:

Tammi S Thomas
Notary Public
State of Colorado
Notary ID 20094037939
My Commission Expires November 19, 2017

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

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