Prepared by:
Record and Return to:
Chapman & Rosenthal Title, Inc.
1620 Westgate Circle, Suite 150
Brentwood, TN 37027

BILL GARRETT, Davidson County
Trans:T20150002023 DEEDWARRSP
Recvd: 01/09/15 08:24 3 pgs
Fees:18.00 Taxes:780.70
20150109-0002362

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *TWO HUNDRED ELEVEN THOUSAND NO/100 DOLLARS ($211,000.00)*, 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 **GLENDA SUE ORR**, unmarried woman, her 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 known as Unit E-105 together with the appurtenant interest in the common elements of Richard House Condominiums, a horizontal property regime established by Master Deed of record in Book 7380, Page 470, Register's Office for Davidson County, Tennessee, said unit depicted on the Condominium Site Plat attached as Exhibit B to the aforementioned Master Deed.

BEING the same property vested in U.S. BANK NATIONAL ASSOCIATION, by Substitute Trustee's Deed from Wilson & Associates, PLLC, Substitute Trustee, of record in Instrument No. 20140922-0086423, Register's Office for Davidson County, Tennessee.

This is improved property known as 3626 W. End Avenue, #105, Nashville, Tennessee 37205.

This conveyance is subject to the following:

1. Conditions, covenants, reservations, requirements, restrictions, options, burdens, agreements, undertakings, assessments and other provisions contained in or incorporated by reference into the Master Deed establishing RICHLAND HOUSE Condominium of record in Book 7380, Page 470, Register's Office for Davidson County, Tennessee, as amended by instrument(s) of record in Book 8708, Page 501, Book 10562, Page 344, Book 11545, Page 870 and Instrument Nos. 20000-0032315, 20000403-0032872 and 2001106140062797, Register's Office for Davidson County, Tennessee; also subject to easements, rights and

interest in favor of other unit owners, and all sewer water, electrical, telephone and other utility easements now or hereafter established over, through or upon the land embracing the regime and building thereon.

Possession: Date of Deed;
2014 Property Taxes Prorated
Map & Parcel: 104090H00500CO

TO HAVE AND TO HOLD the said tract or parcel of land with the appurtenances, estate, title and interest thereto belonging to **GLENDA SUE ORR**, her 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 **GLENDA SUE ORR**, her 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 31st day of December, 2014.

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

By: Deborah F. Brant
Deborah F. Brant

Title: REO Manager
REO Manager

ACKNOWLEDGEMENT

STATE OF MINNESOTA
COUNTY OF HENNEPIN

Personally appeared before me, the undersigned authority, a Notary Public in and for the County and State aforesaid, Deborah F. Brant, 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 Manager, 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 REO Manager.

WITNESS MY HAND and official seal at Offices, Hennepin County Minnesota, this the 31st day of December, 2014.

Corinna L Duffy
Notary Public

My Commission Expires: 1/31/2017

CORINNA L. DUFFY
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017

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

Ms. Glenda Sue Orr
3626 W. End Avenue, #105
Nashville, TN 37205

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 $211,000.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Deborah F. Brant
Affiant Deborah F. Brant

Subscribed & sworn to before me this 31st day of December, 2014.

Corinna L Duffy
Notary Public

My Commission Expires: 1/31/2017
WD-USBank-Orr

CORINNA L. DUFFY
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2017

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