Address new Owner:
Angela Petersen
4445 Frost Street
Nashville, TN 37212

Send tax Bills:
SunTrust Mortgage, Inc.
901 Semmes Avenue
Richmond, VA 23224

BILL GARRETT, Davidson County
Trans:T20150062712 DEEDWARRSP
Recvd: 07/30/15 12:49 4 pgs
Fees:23.00 Taxes:582.75
20150730-0075252

Name & Address of New Property & Send Tax Notice to: [redacted] above

[redacted]

Map & Parcel: 062 02 0B 087.00

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 $157,500.00, which amount is equal to or greater than the amount which the property transferred would command as a fair voluntary sale.

Deborah L. Blair
Affiant REO Manager

Subscribed & sworn to before me this 1st day of July 2015.

Joanne Travers
Notary Public

My Commission Expires: 1/31/2017

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

SPECIAL WARRANTY DEED

FOR AND IN CONSIDERATION of the sum of *ONE HUNDRED FIFTY-SEVEN THOUSAND FIVE HUNDRED and NO/100 DOLLARS ($157,500.00)*, cash in hand paid, the receipt of which is hereby acknowledged, **U.S. BANK, NATIONAL ASSOCIATION**, (Grantor) has bargained and sold and by these presents do transfer and convey unto **ANGELA JEAN PETERSEN**, ** an 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:

**and Timothy Scott McCain, an unmarried man

BEING Lot Number 16 in Abbington Park Section Three, Phase One, of record in Instrument 200407280090230, said Register's Office.

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

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. 20150112-0003196, Register's Office for Davidson County, Tennessee.

This is improved property known as 4445 Frost Street, Nashville, Tennessee 37214.

This conveyance is subject to the following:

1. Terms, provisions, covenants, conditions, restrictions, easements, charges, assessments and liens provided in the Covenants, Conditions and Restrictions of record in Instrument Number 20030213-0020075 and Supplement for Phase One, Section Three in Instrument No. 20040518-0058461, Register's Office for Davidson County, Tennessee, but omitting any covenant, condition or restriction, if any, based on race, color, religion, sex, handicap, familial status or national origin unless and only to the extent that the covenant, condition or restriction (a) is exempt under Title 42 of the United States Code, or (b) relates to handicap but does not discriminate against handicapped persons.

2. Charter of record in Instrument Number 20030303-0027405, Register's Office for Davidson County, Tennessee.

3. Storm water detention agreements of record in Instrument No. 20030109-004246, Register's Office for Davidson County, Tennessee.

4. Provisions contained in deed conveyance of record in Book 8377, Page 820, Register's Office for Davison County, Tennessee.

5. Warranty deed of flowage easements granted to the United States of America, of record in in Book 2242, Page 513, Register's Office for Davidson County, Tennessee.

6. Grant of transmission line easement to United States of America of record in Book 1163, Page 341, Register's Office for Davidson County, Tennessee.

7. Easement for 20 foot right of way for ingress and egress contained to Olin M. Weakley, et. al. of record in Book 1198, Page 525, Register's Office for Davidson County, Tennessee.

8. Declaration of restrictions of record in Instrument Number 20010402-0031520, Register's Office for Davidson County, Tennessee.

9. Covenants and conditions of record in Instrument Number 2000072-00771648, Register's Office for Davidson County, Tennessee.

10. Abbington Park Subdivision Sign Easement of record in Instrument Number 20040630-0077518, Register's Office for Davidson County, Tennessee.

11. Bylaws of record in Instrument Number 20030303-0027406, Register's Office for Davidson County, Tennessee.

12. Quit claim deed conveying common areas and open space of record in Instrument Number 20050201-0011848, Register's Office for Davison County, Tennessee.

13. Subject to rights to others in and to the common areas and/or elements.

Possession: Date of Deed;
2015 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 **ANGELA JEAN PETERSEN**, 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 **ANGELA JEAN PETERSEN**,** her heirs and assigns, against the lawful claims of all persons claiming by; through or under Grantor, but no further or otherwise.

and Timothy Scott McCain

WITNESS GRANTOR'S HAND on this the 1st day of July 2015.

U.S. BANK, NATIONAL ASSOCIATION

By: _____

Deborah F. Brant

Title: REO Manager

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

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, the within named bargainor and executed the foregoing instrument for the purposes therein contained, by signing the name of the Corporation by himself as Deborah F. Brant.

WITNESS MY HAND and official seal at Offices, Hennepin County _____, this the 1st day of July 2015.

Joanne Travers
Notary Public

My Commission Expires: 1/31/2017

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

WD-USBank-APeterson