Davidson County DEEDWARRSP
Recvd: 01/20/16 12:51 6 pgs
Fees:33.00 Taxes:370.00
20160120-0005806

Commitment Number: 3391860
Seller's Loan Number: 2900032138

After Recording Return To:
ServiceLink, LLC
1400 Cherrington Parkway
Moon Township, PA 15108

This instrument prepared by:
Jay A. Rosenberg, Esq., Member Tennessee Bar, Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170.

New Property Owner/Mail Tax Statements To:
DUNG TRUNG TRAN, 1924 Gulf Breeze Pl., Madison, TN 37115

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
043-10-0-112.00

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into as of the 1-13, 2016, by and between **U.S. Bank, National Association, Successor by Merger to U.S. Bank National Association, N.D.**, whose mailing address is **200 S. 6th St., EP-MN-L22R MINNEAPOLIS, MN 55402**, hereinafter grantor, and party of the first part, for $100,000.00 (One Hundred Thousand Dollars and Zero Cents) in consideration paid grants with covenants of special warranty to **DUNG TRUNG TRAN**, hereinafter grantee, party of the second part, whose tax mailing address is **1924 Gulf Breeze Pl., Madison, TN 37115**, the real property described in the **Attached Exhibit A:**

WITNESSETH: That for and in consideration $100,000.00 (One Hundred Thousand Dollars and Zero Cents), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate as set forth in the **Attached Exhibit A**. Said property is commonly known as **157 SCALF DR., MADISON, TN 37115** .

Seller makes no representations or warranties, of any kind or nature whatsoever, other than those set out above, whether expressed, implied, implied by law, or otherwise, concerning

the condition of the title of the property.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

DERIVATION CLAUSE

The instrument constituting the Grantor's source of title in the property described herein was recorded at 20150910-0091789 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 043-10-0-112.00

Executed by the undersigned on JAN 13, 2016:

U.S. Bank, National Association, Successor by Merger to U.S. Bank National Association, N.D.

By: Deborah F. Brant

Name: Deborah F. Brant

Its: REO Manager

STATE OF Minnesota

COUNTY OF Hennepin

Before me, Cindy Chamberlain, a Notary Public of said State and County aforesaid, personally appeared Deborah F. Brant its REO Manager on behalf of **U.S. Bank, National Association, Successor by Merger to U.S. Bank National Association, N.D.** with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself or herself to be _REO Manager_ of _U.S. Bank National Association_ the within named Grantor, Party of the First Part and Bargainor, a n/a corporation, and that he or she as such n/a, executed the foregoing instrument for the purpose therein contained, by signing the name of n/a Inc., by himself or herself as such n/a,.

Witness my hand ~~and seal~~, this 13th day of January 2016.

Cindy Chamberlain

Notary Public

My Commission Expires 1-31-2020

CYNTHIA JOAN CHAMBERLAIN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2020

Maximum principal indebtedness for Tennessee recording tax purposes is _____.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of PA
County of Allegheny

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater is $100,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 19th day of January, 2015.

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Michael J. Webb, Notary Public
Moon Twp, Allegheny County
My commission expires May 06, 2019

(Seal)

My commission expires:
May 6 2019

Affiant

Mike Dulavich
Print Name

Notary Public

Michael J Webb
Print Name

CTIC# _____

Exhibit A

SITUATED IN THE COUNTY OF DAVIDSON AND STATE OF TENNESSEE: THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NUMBER 4 ON THE PLAN OF MARDALEE SUBDIVISION AS OF RECORD AS INSTRUMENT NUMBER 20020328-0038222, TO WHICH PLAN REFERENCE IS MADE FOR A MORE COMPLETE AND ACCURATE DESCRIPTION, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. BEING THE SAME PROPERTY AS CONVEYED FROM J. PHLLIP JONES, SUBSTITUTE TRUSTEE TO U.S. BANK, NATIONAL ASSOCIATION, SUCCESSOR BY MERGER TO U.S. BANK NATIONAL ASSOCIATION, N.D. AS DESCRIBED IN DOC. 20150910-0091789, DATED 09/04/2015 AND RECORDED 09/10/2015 IN DAVIDSON COUNTY RECORDS.

True Copy Certification

I, Lisa Williams, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Lisa Williams
Signature

State of PA

County of Allegheny

Personally appeared before me, Christina McCartney, a notary public for this county and state, Lisa Williams who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Christina McCartney
Notary's Signature

My Commission Expires: 4-15-19
Notary' Seal (if on paper)

COMMONWEALTH OF PENNSYLVANIA
NOTARIAL SEAL
Christine McCartney, Notary Public
Moon Twp., Allegheny County
My Commission Expires April 15, 2019
MEMBER, PENNSYLVANIA ASSOCIATION OF NOTARIES