Please record and return to:
This instrument was prepared by:
Freedom Title Services, LLC
109 Hazel Path, Ste. 2
Hendersonville, TN 37075

BILL GARRETT, Davidson County
Trans:T20170020689 DEEDWARRSP
Recvd: 03/10/17 09:38 5 pgs
Fees:28.00 Taxes:984.20
20170310-0023688

Commitment Number: 3393972
Seller's Loan Number: 2905000645

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:
DANIEL L OSKIN, 6025 LICKTON PIKE GOODLETTSVILLE, TN 37072

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
017-000-093.00

SPECIAL WARRANTY DEED

THIS INDENTURE is made and entered into as of the February 21, 2017, 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, and **DANIEL L. OSKIN**, hereinafter grantee, party of the second part, whose tax mailing address is **6025 LICKTON PIKE GOODLETTSVILLE, TN 37072**.

WITNESSETH: That for and in consideration $266,000.00 (Two Hundred Sixty Six 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 **6025 LICKTON PIKE GOODLETTSVILLE, TN 37072**.

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 a deed recorded at 20150806-0078227 in the Register's Office of Davidson County, Tennessee.

Parcel ID: 017-000-093.00

Exhibit A

All that certain parcel of land situate in the County of Davidson and State of Tennessee being known and designated as follows: LAND LOCATED IN THE 3RD COUNCILMANIC DISTRICT OF NASHVILLE, DAVIDSON COUNTY, TENNESSEE, IN THE CITY OF GOODLETTSVILLE SAID LAND BEING A PORTION OF THE JOE GARY ALLISON AND DOROTHY SMITH ALLISON LAND DESCRIBED IN BOOK 4363, PAGE 577 REGISTERS OFFICE, DAVIDSON COUNTY, TENNESSEE DESCRIBED ACCORDING TO A BOUNDARY SURVEY DATED 11-8-06 BY CAMPBELL, MCRAE & ASSOCIATES SURVEYING, INC.(JOHN HOOD TN. R.L.S. #1838) AS FOLLOWS: BEGINNING AT AN IRON ROD (OLD) IN CONCRETE ON THE SOUTHERLY MARGIN OF LICKTON PIKE (50' WIDE RIGHT OF WAY) SAID ROD BEING THE NORTHEAST CORNER OF LOT 1, DIVISION OF THE JOE GARY ALLISON PROPERTY (BOOK 6200, PAGE 305 R.O.D.C., TN.) ANDTHE NORTHWEST CORNER OF THE HEREIN DESCRIBED LAND; THENCE WITH SAID SOUTHERLY MARGIN THE FOLLOWING CALLS: N 58DEG 16'12" E 23.18 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT RADIUS = 800.00 FEET, CH."BRG. & D1ST- N'62DEG 11'32" E 109.45 FEET, LENGTH = 109.53 FEET TO AN IRON ROD (NEW); THENCE N 66DEG '06'53" E 90.17 FEET TO AN IRON ROD (NEW); THENCE WITH A CURVE TO THE RIGHT RADIUS = 2000.00 FEET, CH. BRG. & DIST= N 67DEG 27'44" E 94.07 FEET, LENGTH = 94.08 FEET TO AN IRON ROD (NEW); THENCE N 68DEG 48'35" E 654.36 FEET TO AN IRON ROD (NEW); THENCE LEAVING SAID SOUTHERLY MARGIN AND SEVERING THE JOE GARY ALLISON AND DOROTHY SMITH ALLISON LAND DESCRIBED IN BOOK 4363, PAGE 577 R.O.D.C., TN. S 73DEG 46'35" E 56.97 FEET TO AN IRON ROD (NEW), SAID ROD HAVING THE TN. GRID CO-ORDINATES (NAD 83 (95)) X=1743648.1048 Y=732770,2213; THENCE S 23DEG 57'07" E 639.51 FEET TO AN IRON ROD (NEW) AT THE NORTHWEST CORNER OF THE THOMAS W. RUSSELL LAND (BOOK 6344, PAGE 893 R.O.D.C., TN.), SAID ROD HAVING THE TN. GRID COORDINATES (NAD 83 (95)) X=1743907.7258 Y=732185.7838; THENCE WITH SAID RUSSELL S 07DEG 14'32" W, PASSING THE NORTHWEST CORNER OF THE CHRISTOPHER B. AND MARCIA E. DOOLEY LAND (BOOK 9643, PAGE 229 R.O.D.C., TN.) FOR A TOTAL DISTANCE OF 311.00 FEET TO AN IRON ROD (OLD) AT THE NORTHEAST CORNER OF THE JOE G. ALLISON LAND (BOOK 6446, PAGE 651 R.O.D.C.,TN.); THENCE WITH SAID ALLISON N 82DEG 42'04" W, PASSING THE NORTHEAST CORNER OF THE DENISE L. STAGNER LAND (LNST.20000929-0096457 R.O.D.C., TN.) FOR A TOTAL DISTANCE OF 856.71 FEET TO AN IRON ROD (OLD) AT THE SOUTHEAST CORNER OF SAID LOT 1 (BOOK 6200, PAGE 305 R.O.D.C., TN.) THENCE WITH THE EASTERLY LINE OF SAID LOT 1 N 36DEG 55'03" W 534.95 FEET TO THE POINT OF BEGINNING CONTAINING 16.21 ACRES MORE OR LESS.

Executed by the undersigned on February 21, 2017:

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

By: Joanne Travers

Name: Joanne Travers

Its: REO Officer

STATE OF Minnesota

COUNTY OF Hennepin

Before me, Crystal Ann Vaughn, a Notary Public of said State and County aforesaid, personally appeared Joanne Travers its REO Officer 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 Officer of the within named Grantor, Party of the First Part and Bargainor, and that he or she as such REO Officer, executed the foregoing instrument for the purpose therein contained.

Witness my hand and seal, this 21 day of February 2017.

Crystal Ann Vaughn
Notary Public

My Commission Expires Jan 31, 2021

CRYSTAL ANN VAUGHN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2021

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

State of Minnesota
County of Hennepin

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 $ 266,000 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 21 day of February, 20 17.

Joanne Travers
Affiant

Joanne Travers/ REO Officer
Print Name

(Seal)

Crystal Ann Vaughn
Notary Public

My commission expires:

Jan 31, 2021

Crystal Ann Vaughn
Print Name

CRYSTAL ANN VAUGHN
NOTARY PUBLIC - MINNESOTA
My Commission Expires Jan. 31, 2021

CTIC# _____