BILL GARRETT, Davidson County
Trans:T20170027455 DEEDWARRSP
Recvd: 03/31/17 15:23 3 pgs
Fees:18.00 Taxes:629.00
20170331-0031733

This Instrument Prepared By:
Jennifer Soltz
Curphey & Badger P.A.
25400 US Highway 19 North, Suite 236
Clearwater, Florida 33763

After Recording Return To:
New Owner(S) Address & Mail Tax Statements To:
Carl Moschler
533 Bluewater Drive
Nashville, TN 37217

Tax ID: 136 14 0 142.00
Order #: N-USB-102570

SPECIAL WARRANTY DEED

This instrument made and entered into on this the 27 day of February, 2017, by and between U.S. BANK NATIONAL ASSOCIATION, Grantor, and CARL MOSCHLER, whose address 533 Bluewater Drive, Nashville, TN 37217, Grantee.

That for and in consideration of the sum of $170,000.00 and other good and valuable considerations, cash in hand paid, receipt of which is hereby acknowledged, the Grantor has this day bargained and sold, and by these presents, does hereby sell, transfer and convey unto the said Grantee, Grantee's successors and assigns, the following described real estate:

SEE COMPLETE LEGAL ATTACHED TO EXHIBIT "A"

Property Address: 533 Bluewater Drive,Nashville, TN 37217

Prior Deed Recorded 03/31/2016 in as Instrument 20160331-0030254 Davidson County recorder's Office.

Seller to convey the title by special warranty deed without any other covenants of the title or the equivalent for the state the property is located. Seller makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the property.

To have and to hold unto the said Grantee, Grantee's successors and assigns, in fee simple forever.

And the said Grantor covenants with the Grantee, Grantee's successors and assigns, that Grantor is lawfully seized and possessed of the premises above conveyed, and has a good and lawful right to sell and convey the same; that said premises is free from all encumbrance, and that the Grantor, will forever specially warrant and defend said premises and the title thereto against the lawful claims and demands of all persons whomsoever.

IN WITNESS WHEREOF, this Grantor has hereunto set a hand and seal on this the date first above written.

U.S. BANK NATIONAL ASSOCIATION

By Joanne Travers

Name/Title: Joanne Travers/ REO Officer

STATE OF Minnesota }

COUNTY OF Hennepin }

Personally appeared before me, the undersigned Notary Public in and for said County and State, the within, by Joanne Travers its REO Officer of U.S. BANK NATIONAL ASSOCIATION, with whom I am personally acquainted (or who have proven to me on the basis of satisfactory evidence), and who have acknowledged and executed the within Special Warranty Deed for the purposes therein contained.

Witness my hand and official seal this the 27 day of February, 2017.

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

Crystal Ann Vaughn

Notary Public

My Commission expires: Jan 31, 2021

I or We, hereby swear or affirm that the actual consideration for this transfer, or value of the property or interest in property transferred, whichever is greater, is $170,000.00, which amount is equal to or greater than the amount which the property or interest in property transferred would command at a fair and voluntary sale.

U.S. BANK NATIONAL ASSOCIATION

By Joanne Travers

Name/Title: Joanne Travers/ REO Officer

Subscribed and sworn to before me this the 27 day of February, 2017.

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

Crystal Ann Vaughn

Notary Public

My Commission Expires: Jan 31, 2021

Name and Address of Property Owner:
Carl Moschler
533 Bluewater Drive
Nashville, TN 37217

Name and Address of the Person or Entity Responsible for the Payment of the Real Property Tax:
Carl Moschler
533 Bluewater Drive
Nashville, TN 37217

No title search was performed on the subject property by the preparer. The preparer of this deed makes neither representation as to the status of the title nor property use or any zoning regulations concerning described property herein conveyed nor any matter except the validity of the form of this instrument. Information herein was provided to preparer by Grantor/Grantee and /or their agents; no boundary survey was made at the time of this conveyance.

EXHIBIT "A"

BEING LOT NO. 90 ON THE PLAN OF REVISED CASTLEGATE SECTION 2-A OF RECORD IN PLAT BOOK 5200 PAGE 10 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE COMPLETE LEGAL DESCRIPTION

BEING THE SAME PROPERTY CONVEYED TO ERIC BURGETT BY WARRANTY DEED RECORDED NOVEMBER 4, 2009, DOCUMENT NO. 20091104-0101870 IN THE REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

COMMONLY KNOWN AS: 533 BLUEWATER DRIVE, NASHVILLE, TN 37217.

TAX PARCEL NO.: 136-14-142.00