State of Georgia
County of Gwinnett

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 $132,000.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

Affiant

Subscribed and Sworn to before me this 29 day of October, 2018.

Notary Public
My Commission Expires: (Affix Seal)

Karen Y Johnson Davidson County
Batch# 155174 DEEDWARRSP
10/30/2018 02:33:30 PM 4 pgs
Fees: $23.00 Taxes: $488.40
20181030-0107441

KENDRA MARTIN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 09, 2021

TN-18090046S

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin TN, PLLC
119 South Main Street, Suite 500
Memphis, Tennessee 38103

AND RETURN TO:
Rubin Lublin, LLC
Attn: Closing Department
3145 Avalon Ridge Place, Suite 100
Peachtree Corners, GA 30071

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
Linda Sue Singletary 127 Center Pointe Drive Clarksville, TN 37040	2609 Tate Court Nashville, TN 37214	Linda Sue Singletary 127 Center Pointe Drive Clarksville, TN 37040

MAP PARCEL NO.: 07307017100

FOR AND IN CONSIDERATION OF THE SUM OF ONE HUNDRED THIRTY-TWO THOUSAND, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR,

U.S. BANK NATIONAL ASSOCIATION

Whose Address is 9380 Excelsior Blvd, Hopkins, MN 55343

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

LINDA SUE SINGLETARY, A MARRIED WOMAN

AND THEIR HEIRS OR ASSIGNS, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

THIS CONVEYANCE IS SUBJECT TO: 1) 2018 taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All matters appearing on the plat of record, if any; 5) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) and his/her/their assigns, forever.

Said, U.S. Bank National Association, warrants the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

STATE OF Minnesota
COUNTY OF Hennepin

I, the undersigned, a Notary Public, in and for said county, in said State, hereby certify that Jane Byrkit whose name as Officer of U.S. Bank has signed the foregoing instrument and who is known to me, acknowledged before me on this day that, being informed of the contents of the conveyance, he/she, as such officer and with full authority executed the same voluntarily for and as the act of said Officer.

Given Under My Hand and Official Seal this 25th Day of October, 2018.

Notary Public
My Commission Expires:
Jan 31, 2021
(Notary Seal)

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

U.S. Bank National Association

_____ [SEAL]

By: _____
Printed Name Jane Byrkit
Title: Officer

Exemption From Withholding

TN-18090046S

EXHIBIT "A"

Land in Davidson County, Tennessee, being Lot No. 4 A of the Zone Lot Division of Lot Nos. 1, 2, 4, 5, 6, and 7, of Cabin Hill, Section Two, as shown on plat of record in Plat Book 6050, Page 145, and amended in Plat Book 6250, Page 666, Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to U.S. National Association, Herein by QuitClaim Deed of record as Instrument No. 201810030098056 in the Register's Office for Davidson County, Tennessee.

Property commonly known as: 2609 Tate Court, Nashville, TN 37214

I, Hutch Henderson, do hereby make oath that I am a license 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.

Hutch Henderson

State of Georgia

County of Gwinnett

Personally, appeared before me, Kendra Martin, a notary public for this county and state, Hutch Henderson who acknowledges that this certification of an electronic document is true and correct, and whose signature I have witnessed.

K. Martin

Notary's Signature

MY COMMISSION EXPIRES 2/9/21

Notary's Signature (If on paper)

KENDRA MARTIN NOTARY PUBLIC GWINNETT COUNTY, GEORGIA MY COMMISSION EXPIRES FEBRUARY 09, 2021