①

mail to:
MID-STATE TITLE & ESCROW, INC.
128 HOLIDAY COURT
SUITE 125
FRANKLIN, TN 37067
(615) 790-3156

SPECIAL WARRANTY DEED

KENDRA SAVAGE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF January 2009

Notary Public

MY COMMISSION EXPIRES: 6-19-12
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency
3931 Gallatin Pike, Suite B
Nashville, TN 37216
615-782-8115

RT8427

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coordination Plus, LLC and Thomas Haehn	Same	083-03-0-023.000/
(NAME)	(NAME)	
100 Creighton Avenue		
(ADDRESS)	(ADDRESS)	
772 Newberry Rd		
Nashville TN ~~37206~~ 37205		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 01/07/09 14:07 2 pgs
Fees:13.00 Taxes:297.85
20090107-0001724

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, U.S. Bank National Association as Trustee for RASC 2006KS7, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Coordination Plus, LLC and Thomas Haehn,

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Land in Davidson County, Tennessee, being Lot No. 3 and the westerly 7.4 feet of Lot No. 2 on the Plan of R.T. Creighton's Subdivision of Lot Nos. 42 and 43, Brownsville, of record in Book 332, Page 18, Register's Office for said County.

Said Lot No. 3 and part of Lot No. 2 front together 64.8 feet on the southerly margin of Creighton Street and extend back 158.0 feet, more or less on the easterly line and 167.14 feet on the westerly line to an Alley in the rear, measuring 64.0 feet thereon.

Being the same property conveyed to Jeremy Duke, an unmarried man and Tamyron McGirt an unmarried man, joint tenants with full rights of survivorship, dated june 6, 2002 and recorded on July 8, 2002 in Instrument No. 20020708-0081715, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association as Trustee for RASC 2006KS7 by Substitute Trustee's Deed from Laura A. Grifka, Substitute Trustee, dated October 9, 2008 and filed for record on October 20, 2008 at Instrument No. 20081020-0104916, Register's Office for Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 2) All restrictions of record; 3) All easements of record; 4) All visible easements; 5) All matters appearing on the plan of record; 6) All applicable government and zoning regulations.

unimproved	☐				
This is improved	☒	property, known as	100 Creighton Avenue	Nashville	37206
			(House Number, (Street)	(City or Town)	(Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Coordination Plus, LLC and Thomas Haehn, and his/her/their assigns, forever.

Said U.S. Bank National Association as Trustee for RASC 2006KS7, 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.

IN WITNESS WHEREOF, the said U.S. Bank National Association as Trustee for RASC 2006KS7, has executed this deed this 18th day of December, 2008

U.S. Bank National Association as Trustee for RASC-2006KS7 by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact

By _____

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jason Weiss, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Junior Officer of Residential Funding Company, LLC, fka Residential Funding Corporation, the Attorney in Fact of said U.S. Bank National Association as Trustee for RASC 2006KS7., the within named bargainor, and that he/she as such Junior Officer, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20060901-0108523, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 18th day of December, 2008

My Commission expires: April 29, 2011

Notary Public

L. A. LANCASTER
Commission # 1735857
Notary Public - California
Riverside County
My Comm. Expires Apr 29, 2011

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT8427