SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17TH DAY OF MARCH, 2009

Notary Public

MY COMMISSION EXPIRES: 9/3/2012

(AFFIX SEAL)

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

RT8756

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Paul Kazanofski and Shawn Helwig	Paul Kazanofski and Shawn Helwig	148-15-0 181.00 /
(NAME)	(NAME)	
151 Brenda Court aka 237 Panamint Dr	4824 Myra Drive	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Hermitage TN 37076	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

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 2005KS8, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Paul Kazanofski a Married Person and Shawn Helwig, A married Person,

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:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 26 on the Plan of Revised Haywood Forest, as shown by plat of record in Plat Book 5200 at Page 2, 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 Carlos L. Turner, unmarried, by Warranty Deed from Mika L. Kelley, unmarried, dated March 18, 1998 and recorded March 26, 1998 in Book 10856, Page 261, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank National Association as Trustee for RASC 2005KS8 by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated October 30, 2008 and recorded November 5, 2008 in Instrument Number 20081105-0110021, 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 ☒ property, known as 151 Brenda Court aka 237 Panamint Dr Antioch 37013
improved
(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 Paul Kazanofski and Shawn Helwig, and his/her/their assigns, forever.

Said U.S. Bank National Association as Trustee for RASC 2005KS8., 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.

BILL GARRETT, Davidson County
Trans:T20090019001 DEEDWARR
Recvd: 03/23/09 11:34 2 pgs
Fees:13.00 Taxes:203.50
20090323-0025797

IN WITNESS WHEREOF, the said U.S. Bank National Association as Trustee for RASC 2005KS8, has executed this deed this 9th day of March, 2009

U.S. Bank National Association as Trustee for RASC 2005KS8 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 Purkiss, 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 2005KS8, 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 9th day of March, 2009

_____
Notary Public

My Commission expires: April 29, 2011

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

RETURN TO:

3931 Gallatin Pike #B
Nashville, TN 37216
Phone: 615-782-8115 Fax: 615-782-8118

RT8756