SPECIAL WARRANTY DEED

KAREN WINKLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $222,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF April 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

RT9145

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Woods (NAME)	Michael Woods (NAME)	181-01-0-B 087.00 CO /
660 Sugar Mill Drive (ADDRESS)	216 Brookhollow Circle (ADDRESS)	
Nashville (CITY) TN (STATE) 37211 (ZIP)	Manchester (CITY) TN (STATE) 37355 (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, US Bank National Association as Trustee Residential Funding Company, LLC fka Residential Funding Corporation Attorney in Fact, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Michael Woods, A Single 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. 38 on the Plan of Section Two Addition to Sugar Valley, as shown by plat of record in Instrument Number 20040622-0073636, of the Register's Office of Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Lawrence Keeble and wife, Nicole Keeble by Warranty Deed from Yazdian Construction, Inc. dated February 1, 2006 and recorded February 10, 2006 in Instrument Number 20060210-0016573, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to US Bank National Association as Trustee Residential Funding Company, LLC fka Residential Funding Corporation Attorney in Fact by Trustee's Deed from Matthew Smith, Co-Trustee dated December 4, 2008 and recorded December 30, 2008 in Instrument Number 20081230-0123222, 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 660 Sugar Mill Drive Nashville 37211
(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 Michael Woods, and his/her/their assigns, forever.

Said US Bank National Association as Trustee Residential Funding Company, LLC fka Residential Funding Corporation Attorney in Fact., 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: T20090025886 DEEDWARR
Recvd: 04/20/09 13:27 2 pgs
Fees: 13.00 Taxes: 821.40
20090420-0035609

IN WITNESS WHEREOF, the said US Bank National Association as Trustee Residential Funding Company, LLC fka Residential Funding Corporation Attorney in Fact., has executed this deed this 23rd day of March, 2009

US Bank National Association as Trustee 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 Josh Hudgens, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of US Bank National Association as Trustee Residential Funding Company, LLC fka Residential Funding Corporation Attorney in Fact., the within named bargainor, and that he/she as such Vice President, 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 23rd day of March, 2009

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:

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

RT9145