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 $100,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15TH DAY OF APRIL 2009

Notary Public

MY COMMISSION EXPIRES: 9/3/2012

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090026450 DEEDWARR
Recvd: 04/22/09 10:34 2 pgs
Fees: 13.00 Taxes: 370.00

20090422-0036373

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT9609

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Ashley M Stone	Ashley M. Stone	176-05-0-B 190.00 CO /
(NAME)	(NAME)	
5140 Brookstone Court	5825 Crossing Blvd. #418	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Antioch TN 37013	
(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 2006KS7, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Ashley M Stone, Unmarried,

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. 27 on the Plan of Hickory Woods Estates, Section C, Phase II of record in Plat Book 9700, Page 952, Register's Office for said County, to which Plan reference is hereby made for a more complete description of the property.

Being the same property conveyed to Chris L. Hines by Warranty Deed from James K. Mayo, unmarried, dated June 30, 2006 and recorded July 7, 2006 in Instrument Number 20060707-0081553, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association as Trustee for RASC 2006KS7 by Trustee's Deed from Deanna Dorrough, Co-Trustee, dated February 18, 2009 and recorded March 13, 2009 in Instrument Number 20090313-0022660, said Register's Office.

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 5140 Brookstone Court Antioch 37013
(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 Ashley M Stone, 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 26th day of March, 2009

U.S. Bank National Association as Trustee for RASC 2006KS7 by Residential Fundidng 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 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 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 26th day of March, 2009

My Commission expires: April 29, 2014

Notary Public

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

RETURN TO: **RESOURCE TITLE AGENCY, INC.**
2630 Elm Hill Pike, Suite 350
Nashville TN 37214

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

RT9609