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 $108,000.00

Ross A Rivergard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF May 2009

Karen Winkler
Notary Public

MY COMMISSION EXPIRES: 9-3-2012
(AFFIX SEAL)

Return to:

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

RT9337

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffery E Waggoner. Sr. and Tracie B Waggoner	Same as new owner	164-12-2-052.00 /
(NAME)	(NAME)	
309 Black Oak Court		
(ADDRESS)	(ADDRESS)	
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, Deutsche Bank Trust Company Americas as Trustee for RALI 2007QS7 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jeffery E Waggoner. Sr. and Tracie B Waggoner, husband and wife

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:

Being Lot No. 180 on the Plan of First Revision to the Final Plat of Meadow Woods, Phase I, of record in Plat Book 9700, Page 519, amended in Plat Book 9700, Page 570, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Anthony K. Mikasobe by Warranty Deed from Raul Rivera and Darcel Rivera, married, dated April 2, 2007 and recorded on April 9, 2007 in Instrument No. 20070409-0041490, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Deutsche Bank Trust Company Americas as Trustee for RALI 2007QS7 by Trustee's deed from Deanna Dorrough, Co-Trustee, dated January 15, 2009 and recorded on January 21, 2009 in Instrument No. 20090121-0005092, 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.

This is unimproved ☐ / improved ☒ property, known as 309 Black Oak Court (House Number, (Street)) Antioch (City or Town) 37013 (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 Jeffery E Waggoner. Sr. and Tracie B Waggoner, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas as Trustee for RALI 2007QS7 ., 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:T20090032582 DEEDWARR
Recvd: 05/18/09 10:53 2 pgs
Fees:13.00 Taxes:399.60
20090518-0045334

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas as Trustee for RALI 2007QS7., has executed this deed this 10th day of April, 2009

Deutsche Bank Trust Company Americas as Trustee for
RALI 2007QS7 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 Vice President of Residential Funding Company, LLC, fka Residential Funding Corporation, the Attorney in Fact of said Deutsche Bank Trust Company Americas as Trustee for RALI 2007QS7, 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 20030206-0016740 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 10th day of April, 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:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT9337