RW

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $175,000.00

Affiant

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

Notary Public

MY COMMISSION EXPIRES: 6/29/2010

(AFFIX SEAL)

LORI C. WARREN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

RT9949

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Scott Snell and Kathleen Snell	SAME AS NEW OWNER	155-08-0-B-030.00-CO
(NAME)	(NAME)	
6308 Sweetgum Lane		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(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 2006KS9 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Scott Snell and Kathleen Snell, 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:

Land in Davidson County, Tennessee being Lot No. 30 on the Plan of Phase I, South Colony at Riverbend of record in Plat Book 6900, Page 271, in the Register's Office for Davidson County, Tennessee to which plan reference is here made for a more complete and accurate legal description.

Being the same property conveyed to Syeda M. Kabir and spouse Malik M. Kabir by Warranty Deed from Billy M. Thomas and Mickie W. Thomas, dated October 26, 2001 and recorded on October 29, 2001 in Instrument No. 20011029-0017581, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to U.S. Bank National Association as Trustee for RASC 2006KS9 by Substitute Trustee's Deed from Patrick A. Taggart, dated April 23, 2009 and recorded on April 27, 2009 in Instrument No. 20090427-0037712, 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 6308 Sweetgum Lane Nashville 37221

(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 Scott Snell and Kathleen Snell, and his/her/their assigns, forever.

Said U.S. Bank National Association as Trustee for RASC 2006KS9, 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:T20090038179 DEEDWARR
Recvd: 06/09/09 08:33 2 pgs
Fees:13.00 Taxes:647.50
20090609-0053259

IN WITNESS WHEREOF, the said U.S. Bank National Association as Trustee for RASC 2006KS9 has executed this deed this 1st day of June, 2009

U.S. Bank National Association as Trustee for RASC 2006KS9 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 Mickess, 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 U.S. Bank National Association as Trustee for RASC 2006KS9 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 1st day of June, 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:

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

RT9949