KW

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090042428 DEEDWARR
Recvd: 06/25/09 08:28 2 pgs
Fees:13.00 Taxes:292.30

20090625-0059004

STATE OF TENNESSEE
COUNTY OF Dickson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $79,000.00

Craig D. Williams
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9th DAY OF June 2009

Notary Public

MY COMMISSION EXPIRES: MY COMMISSION EXPIRES March 20, 2010
(AFFIX SEAL)

M. FRAZIER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

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

RT9538

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sam Brenner	new owner	082-14-0-A-022.000-CO/
(NAME)	(NAME)	
1036 1st Avenue North Unit #1036		
(ADDRESS)	(ADDRESS)	
Nashville TN 37201		
(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 RFMS1 20069S9 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sam Brenner,

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 Unit 1036 of the Riverfront Condominiums, as established by Master Deed of record at Instrument No. 20051221-0153160, First Amendment as Instrument No. 20051228-0155671, Second Amendment No. 20060518-0058640, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to U.S. Bank National Association as Trustee for RFMS1 20069S9 by Trustee's Deed from Deanna Dorrough, Co-Trustee, dated February 5, 2009 and recorded on February 12, 2009 in Instrument No. 20090212-0012597, 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 1036 1st Avenue North Unit #1036 Nashville 37201
(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 Sam Brenner, and his/her/their assigns, forever.

Said U.S. Bank National Association as Trustee for RFMS1 20069S9 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 RFMS1 20069S9 has executed this deed this 4th day of June, 2009

U.S. Bank National Association as Trustee for RFMS1 20069S9 by Residential Funding Company, LLC, fka Residential Funding Corp., Attorney in Fact

By **Sharmel Dawson-Tyau** /PMSO

STATE OF CA

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Sharmel Dawson-Tyau**, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMSO of Residential Funding Company, LLC, fka Residential Funding Corp., the Attorney in Fact of said U.S. Bank National Association as Trustee for RFMS1 20069S9 the within named bargainor, and that he/she as such PMSO, 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 4th day of June, 2009

MICHELE ARCHULETA
Commission # 1826246
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2013

My Commission expires

Notary Public

RETURN TO:

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

RT9538