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 $60,000.00

Ross Rivergard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF June 2009

Karen Winkler
Notary Public

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

BILL GARRETT, Davidson County
Trans:T20090044014 DEEDWARR
Recvd: 07/01/09 10:30 2 pgs
Fees:13.00 Taxes:222.00
20090701-0061284

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

RT9696

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alan Waggoner Brown and Teresa Hook Sanders	Alan Waggoner Brown and Teresa Hook Sanders	082-14-0-A 093.00 CO /
(NAME)	(NAME)	
858 1st Avenue North	9008 Caribbean Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37201	Ocean City MD 21842	
(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 2006QS15 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Alan Waggoner Brown, A Single Person and Teresa Hook Sanders, 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 Unit 858 of the Riverfront Condominiums, as established by Master Deed of Record in Instrument Number 20051221-0153160, First Amendment as Instrument Number 20051228-0155671, Second Amendment as Instrument Number 20060518-0058640, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete an accurate legal description.

Being the same property conveyed to Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS15 by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated February 26, 2009 and recorded March 4, 2009 in Instrument Number 20090304-0019148, 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 858 1st Avenue North 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 Alan Waggoner Brown and Teresa Hook Sanders, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS15, 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 Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS15 has executed this deed this 27th day of May, 2009

Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS15by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact

by Jeannette Bochniak

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 Jeannette Bochniak known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMTAO of Residential Funding Company, LLC, fka Residential Funding Corporation, the Attorney in Fact of said Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS15, the within named bargainor, and that he/she as such 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 20030206-0016740, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 27th day of May, 2009

Alicia Johnson
Notary Public

My Commission expires: July 13, 2012

ALICIA JOHNSON
COMM. # 1806414
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
MY COMM. EXP. JULY 13, 2012

RETURN TO:

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

RT9696