KW

# SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090051695 DEEDWARR
Recvd: 07/31/09 09:25 2 pgs
Fees: 13.00 Taxes: 233.10
20090731-0071581

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $63,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF July 2009

Notary Public

MY COMMISSION EXPIRES: 5/30/10
(AFFIX SEAL)

MELINDA ... STATE OF TENNESSEE NOTARY PUBLIC ... DAVIDSON COUNTY

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

RT9883

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| David Landry and Kelly Landry | Same as new owner | 07-116-0-20-2.00 |
| (NAME) | (NAME) | |
| 1218 North 6th Street | | 071 16 0 202.00 |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37207 | | |
| (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 2006QS18, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO David Landry and Kelly Landry, 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:

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot No. 107 and southerly half of Lot No. 106 on the Plan of Oakwood Park as of record in Book 421, Page 12, said Register's Office, to which reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS18 by Trustee's Deed from Shellie Wallace as Successor Trustee dated April 9, 2009 and recorded April 13, 2009 in Instrument Number 20090413-0033295, 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 1218 North 6th Street Nashville 37207
(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 David Landry and Kelly Landry, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS18, 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 2006QS18 has executed this deed this 17th day of July, 2009

Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS18 by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact

by **Sharmel Dawson-Tyau**, PMJO

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 PMJO of Residential Funding Company, LLC, fka Residential Funding Corporation, the Attorney in Fact of said Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS18, the within named bargainor, and that he/she as such PMJO, 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 17th day of July, 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**

**RT9883**