RP

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 $45,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF AUGUST 2009

Notary Public

MY COMMISSION EXPIRES: 4-3-2012
(AFFIX SEAL)

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

RT9514

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James A Mahoney and Marilyn G Mahoney	James A. & Marilyn G Mahoney	082-14-0-A 081.00 CO
(NAME)	(NAME)	
1018 1st Avenue North	404 Iris St	
(ADDRESS)	(ADDRESS)	
Nashville TN 37201	Celebration FL 34747	
(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 2006QS12 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO James A Mahoney and Marilyn G Mahoney 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 Unit 1018 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 and accurate legal description.

Being the same property conveyed to Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS12 by Trustee's Deed from Deanna Dorrough as Co-Trustee dated February 9, 2009 and recorded February 12, 2009 in Instrument Number 20090212-0012211, 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 1018 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 James A Mahoney and Marilyn G Mahoney, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS12 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:T20090053497 DEEDWARR
Recvd: 08/06/09 09:57 2 pgs
Fees:13.00 Taxes:166.50
20090806-0073794

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS12 has executed this deed this 22nd day of July, 2009

Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS12 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 Josh Purkiss known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Junior Officer of Residential Funding Company, LLC, the Attorney in Fact of said Deutsche Bank ~~Trust~~ Company Americas as Trustee for RALI 2006QS12 the within named bargainor, and that he/she as such Junior 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 22nd day of July, 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

RT9514