KW

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF September 2009

Notary Public

MY COMMISSION EXPIRES: 5/8/2012
(AFFIX SEAL)

PATRICIA G. HODGES NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENNESSEE My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Resource One Title (Tennessee Division)
2650 Old Hill Pike #350
Nashville, TN 37214
615-782-8115

RT10038

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
LaQuita Davis	New Owner	071-10-0117.00
(NAME)	(NAME)	
1223 Katie Avenue		
(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, U.S. Bank National Association as Trustee for RASC 2007KS1 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO LaQuita Davis,

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. 79 on the Plan of J.B. Haynies Cumberland Heights, as of record in Book 57, Page 170, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Said Lot No. 79 fronts 50 feet on the Easterly side of Katie Avenue, and runs back between parallel lines 125 feet to an alley.

Being the same property conveyed to Ronald L. Smith, unmarried, by Warranty Deed from William Patton, Jr., unmarried, dated October 24, 2006 and recorded October 31, 2006 in Instrument Number 20061031-0134960, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank National Association as Trustee for RASC 2007KS1 by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated May 7, 2009 and recorded May 13, 2009 in Instrument Number 20090513-0043968, 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 1223 Katie Avenue 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 LaQuita Davis, and his/her/their assigns, forever.

Said U.S. Bank National Association as Trustee for RASC 2007KS1, 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:T20090065926 DEEDWARR
Recvd: 09/28/09 14:20 2 pgs
Fees:13.00 Taxes:251.60
20090928-0089939

IN WITNESS WHEREOF, the said U.S. Bank National Association as Trustee for RASC 2007KS1, has executed this deed this 23rd day of June, 2009

U.S. Bank National Association as Trustee for RASC 2007KS1 by Residential Funding Company, LLC, 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 Tyson Thomas, 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, the Attorney in Fact of said U.S. Bank National Association as Trustee for RASC 2007KS1 ., 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 23rd day of June, 2009

My Commission expires: April 29, 2011

Notary Public

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

RT10038