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 $64,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16TH DAY OF OCT 2009

Notary Public

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

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

Davidson County DEEDWARR
Recvd: 10/20/09 16:06 3 pgs
Fees:18.00 Taxes:236.80
20091020-0097009

RT10295

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Susan K Parris	Susan K. Parris	082-14-0-A 077.00 CO
(NAME)	(NAME)	
946 1st Avenue North		
(ADDRESS)	(ADDRESS)	
	8282 Old Harding Pike	
Nashville TN 37201	Nashville, TN 37221	
(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 Susan K Parris, a Married Woman

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 946 of the Riverfront Condominiums, as established by Master Deed of Record at 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 Substitute Trustee's Deed from Patrick A. Taggart as Substitute Trustee dated June 25, 2009 and recorded June 30, 2009 in Instrument Number 20090630-0060601, 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 946 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 Susan K Parris, 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.

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS12 has executed this deed this 12th day of October, 2009

Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS12 by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact

by

Lisa Sader

Processing Management
Asst. Junior Officer

STATE OF Connecticut

COUNTY OF Hartford

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Lisa Sader, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Jr. 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 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 12th day of October, 2009

Notary Public

My Commission expires: _____

SARAH COHEN
NOTARY PUBLIC
State of Connecticut
My Commission Expires
June 30, 2013

RETURN TO:

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

RT10295

Certificate of Authenticity

I, Karen Winkler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen Winkler

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jean Peterson, a notary public for this county and state, Karen Winkler who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jean K Peterson

Notary's Signature

My Commission Expires: 12-19-11.

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM. EXPIRES DEC. 19, 2011