SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20090072728 DEEDWARR
Recvd: 10/27/09 09:00 2 pgs
Fees:13.00 Taxes:296.00

20091027-0098807

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $80,000.00

Mindy Torres
Affiant

JAMIE L. TAYLOR STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF OCTOBER 2009

Jamie L Taylor
Notary Public

MY COMMISSION EXPIRES: 7-8-2013
(AFFIX SEAL)

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

RT9747

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Theodore Taylor	THEODORE TAYLOR	070-09-0 029.00
(NAME)	(NAME)	
2307 Lloyd Avenue	1115 PALMER AVENUE	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	MADISON TN 37115	
(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 2006KS8 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Theodore Taylor,

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 the Southerly 100 feet of Lot No. 19 on the plan of H.E. Simkins Division, of the L.G. Curtis land, as recorded in Book 547, Page 39, Register's Office of said County.

Said part of Lot No. 19 fronts 100 feet on the Westerly side of Lloyd Avenue and runs back from the center of said avenue 430 feet on the Southerly line and 400 feet, more or less, on the Northerly line to the Easterly line of Lot No. 18, measuring 100 feet thereon.

Being the same property conveyed to U.S. Bank National Association as Trustee for RASC 2006KS8 by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated March 5, 2009 and recorded March 11, 2009 in Instrument Number 20090311-0022107, 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 2307 Lloyd Avenue Nashville 37218
(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 Theodore Taylor, and his/her/their assigns, forever.

Said U.S. Bank National Association as Trustee for RASC 2006KS8, 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 U.S. Bank National Association as Trustee for RASC 2006KS8 has executed this deed this 8th day of October, 2009

U.S. Bank National Association as Trustee for RASC 2006KS8 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 U.S. Bank National Association as Trustee for RASC 2006KS8 the within named bargainor, and that he/she as such Asst. Jr. 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 20060901-0108523, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 8th day of October, 2009

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

Notary Public

My Commission expires:

RETURN TO:

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

RT9747

AFTER RECORDING, RETURN TO:

Taylor Title & Escrow, Inc.
51 Century Blvd., Suite 130
Nashville, TN 37214

2388