KW

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 $93,180.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF October 2009

Karen Winkler
Notary Public

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

BILL GARRETT, Davidson County
Trans:T20090074911 DEEDWARR
Recvd: 11/03/09 12:38 2 pgs
Fees:13.00 Taxes:344.77
20091103-0101460

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

RT10184

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Linda S Mayer (NAME)	First Community Mortgage (NAME)	163-11-0-C-027.00-CO
514 Upsall Drive, Unit #27 (ADDRESS)	1610 S. Church St (ADDRESS)	
	Suite A	
Antioch (CITY) TN (STATE) 37013 (ZIP)	Murfreesboro, TN (CITY) (STATE) 37130 (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, US Bank National Association as Trustee By Residential Funding Company, LLC FKA Residential Funding Corporation, Attorney in Fact, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Linda S Mayer, A Single Person

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:

Land in Davidson County, Tennessee, being Unit No. 27 on the Plan of Revised Bell Forge Village, III, Section 5, of record in Book 6900, Page 632, as amended in Book 7524, Page 552, and in Book 7809, Page 936, Register's Office for Davidson County, Tennessee, so which plan reference is made for a more complete description.

Being the same property conveyed to Monica Breedlove, unmarried by Warranty Deed from Travis B. Thompson, married, dated April 11, 2006 and recorded on May 4, 2006 in Instrument No. 20060504-0052240, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to US Bank National Association as Trustee By Residential Funding Company, LLC FKA Residential Funding Corporation, Attorney in Fact by Trustee's Deed from Shellie Wallace, Successor Trustee, dated June 4, 2009 and recorded June 24, 2009 in Instrument Number 20090624-0058492, said Register's Office.

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 514 Upsall Drive, Unit #27 Antioch 37013
(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 Linda S Mayer, and his/her/their assigns, forever.

Said US Bank National Association as Trustee By Residential Funding Company, LLC FKA Residential Funding Corporation, Attorney in Fact, 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 US Bank National Association as Trustee By Residential Funding Company, LLC FKA Residential Funding Corporation, Attorney in Fact has executed this deed this 10th day of September, 2009

US Bank National Association as Trustee 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 Jason Parkes, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Junior Officer of US Bank National Association as Trustee By Residential Funding Company, LLC FKA Residential Funding Corporation, Attorney in Fact, 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 20060901-0108523 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 10th day of September, 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

RT10184