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 17TH DAY OF December, 2009

Notary Public

MY COMMISSION EXPIRES: 9-3-2012

(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20090086371 DEEDWARRSP
Recvd: 12/23/09 11:58 2 pgs
Fees: 13.00 Taxes: 240.13

20091223-0116781

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

RT10289

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arnold Investments Inc.	ARNOLD INVESTMENTS, INC	082-14-0-A-097.00-CO
(NAME)	(NAME)	
954 1st Avenue North	226 MEANDERING DR	
(ADDRESS)	(ADDRESS)	
Nashville TN 37201	LEBANON TN 37090	
(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 2006QS15 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Arnold Investments Inc.,

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 954, of the Riverfront Condominiums, as established by Master Deed of Record in Instrument No. 20051221-0153160, First Amendment as Instrument No. 20051228-0155671, Second Amendment as Instrument No. 20060518-0058640, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS15 by Substitute Trustee's Deed from Patrick Taggart, Substitute Trustee, dated June 25, 2009 and recorded on June 30, 2009 in Instrument No. 20090630-0060600, 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 ☒ property, known as 954 1st Avenue North Nashville 37201
improved

(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 Arnold Investments Inc., and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS15 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 2006QS15 has executed this deed this 7th day of October, 2009

Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS15 by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact

Christina Odell

by **Sharmel Dawson-Tyau** PMSO

STATE OF CA

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Sharmel Dawson-Tyau**, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMSO of Residential Funding Company, LLC, the Attorney in Fact of said Deutsche Bank Trust Company Americas as Trustee for RALI 2006QS15 the within named bargainor, and that he/she as such PMSO, 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 7th day of October, 2009

Notary Public

My Commission expires:

MICHELLE MOREY
Commission # 1829529
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2013

RETURN TO:

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

RT10289