SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100012510 DEEDWARRSP
Recvd: 03/03/10 10:19 2 pgs
Fees: 13.00 Taxes: 210.90
20100303-0016174

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF February 2010

Charlotte A. Bethel
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO., TEN.

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

RT10645

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert McDonald	Robert McDonald	150-06-0-0123.00
(NAME) 109 Stone Bridge Court	(NAME) 5090 Doe Cove Dr	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	Nashville, TN 37220	
(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, a Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-RP2 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Robert McDonald, married

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 Lot No. 245 on the Plan of Section Three Towns Village of the Country, as of record in Plat Book 5200, Pages 268 and 269, Register's Office for said county, to which plan reference is made for a more complete description.

Being the same property conveyed to Leon Reed and wife, Tunda Reed by Warranty Deed from Gloria Lynne Nixon, dated March 18, 1998 and recorded on April 23, 1998 in Book 10897, Page 648, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to U.S. Bank National Association, a Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-RP2 by Trustee's Deed from Shellie Wallace, Successor Trustee, dated September 2, 2009 and recorded on September 8, 2009 in Instrument No. 20090908-0083713, 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 109 Stone Bridge Court 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 Robert McDonald, and his/her/their assigns, forever.

Said U.S. Bank National Association, a Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-RP2, 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, a Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-RP2, has executed this deed this 10th day of February, 2010

U.S. Bank National Association, a Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-RP2 by Litton Loan Servicing, LP, Attorney in Fact

by: /Sandra Castille/

Sandra Castille
Assistant Vice President

STATE OF TX

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandra Castille, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of Litton Loan Servicing, LP, the Attorney in Fact of said U.S. Bank National Association, a Trustee for the C-Bass Mortgage Loan Asset-Backed Certificates, Series 2006-RP2, the within named bargainor, and that he/she as such AVP, 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 20100303-0016173 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 10th day of February, 2010

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

My Commission expires:

Notary Public

RETURN TO:

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

RT10645