SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100013386 DEEDWARRSP
Recvd: 03/05/10 13:39 2 pgs
Fees: 13.00 Taxes: 209.79
20100305-0017242

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,700.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF February 2010

Notary Public

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

CHARLOTTE A. DETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

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

RT10348

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michele J. Burks	Michele J. Burks	072-12-0 011.00
(NAME)	(NAME)	
1719 A Hanover		
(ADDRESS)	(ADDRESS)	
	112 Stillwater Trail	
Nashville TN 37216	Hendersonville, TN 37075	
(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 2006KS5 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Michele J. Burks,

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 Lot No. 73 and the West one-half of Lot No. 74 on the Plan of Waters Place, as of record in Plat Book 332, Page 136, Register's Office for Davidson County, Tennessee.

Said Lots front together 75 feet on the North side of Hanover Avenue and runs back 142.2 feet on the Easterly line and 148.9 feet on the Westerly line to a line in the rear on which it measures 75.3 feet thereon.

Being the same property conveyed to U.S. Bank National Association as Trustee for RASC 2006KS5 by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated July 9, 2009 and recorded July 15, 2009 in Instrument Number 20090715-0066281, 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.

This is ☐ unimproved ☒ improved property, known as 1719 A Hanover (House Number, (Street)) Nashville (City or Town) 37216 (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 Michele J. Burks, and his/her/their assigns, forever.

Said U.S. Bank National Association as Trustee for RASC 2006KS5, 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 2006KS5, has executed this deed this 9th day of February, 2010

U.S. Bank National Association as Trustee for RASC 2006KS5 by Residential Funding Company, LLC, fka Residential Funding Corp., 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 Josh 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 Residential Funding Company, LLC, the Attorney in Fact of said U.S. Bank National Association as Trustee for RASC 2006KS5, 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 9th day of February, 2010

_____
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

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