SPECIAL WARRANTY DEED

TABITHA N. CALHOUN
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY
My Commission Expires May 6, 2013

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF March 2010

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

RT11137

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Judith Johnson	NEW OWNER	107-14-0025.00
(NAME)	(NAME)	
909 Kirby Avenue		
(ADDRESS)	(ADDRESS)	
Nashville TN 37217		
(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 2005KS10 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Judith Johnson,

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. 370 on the Plan of Addition Number 5 to Miro Meadows, being a Re-Subdivision of Lots 370, 371 and 372 - 4th Addition Miro Meadows of record in Book Number 2330, Page 66, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to U.S. Bank National Association as Trustee for RASC 2005KS10 by Substitute Trustee's Deed from Patrick A. Taggart as Substitute Trustee dated January 7, 2010 and recorded January 12, 2010 in Instrument Number 20100112-0002868, 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 909 Kirby Avenue Nashville 37217
(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 Judith Johnson, and his/her/their assigns, forever.

Said U.S. Bank National Association as Trustee for RASC 2005KS10, 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.

BILL GARRETT, Davidson County
Trans:T20100019909 DEEDWARRSP
Recvd: 04/06/10 09:56 2 pgs
Fees:13.00 Taxes:203.13

20100406-0025518

IN WITNESS WHEREOF, the said U.S. Bank National Association as Trustee for RASC 2005KS10, has executed this deed this 23rd day of March, 2010

U.S. Bank National Association as Trustee for RASC 2005KS10 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 Josh Rukes, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Residential Funding Company, LLC, the Attorney in Fact of said U.S. Bank National Association as Trustee for RASC 2005KS10, the within named bargainor, and that he/she as such Vice President, 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 23rd day of March, 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

RT11137

RETURN TO:

Advantage Title & Escrow
3325 Aspen Grove Drive
SUITE 202
Franklin, TN 37067
615-786-0940
4480