SPECIAL WARRANTY DEED

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

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,800.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF April 2010

Notary Public

MY COMMISSION EXPIRES: 6-5-12

(AFFIX SEAL)

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

RT11133

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James D Entsminger and Kathy L Entsminger	Ally Capital Bank.	062-00-0 010.00
(NAME)	(NAME)	
2530 Pennington Bend Road	Loan # 00068728903	
(ADDRESS)	(ADDRESS)	
	1100 Virginia Dr.	
Nashville TN 37214	Fort Washington, PA 19034-3200	
(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 2006KS4, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO James D Entsminger and Kathy L Entsminger, Husband and Wife

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 a part of Lot Number 6 on the map of the Robert Young Farm, as of record in Book 421, Page 140, Register's Office for said County, described according to a survey by John Kohl dated January 10, 1977, as follows:

Beginning at a point in the South margin of Pennington Bend Road at a stake 399 feet West of the Northeast corner of the property conveyed to J.L. Daugherty and wife, Minnie E. Daugherty by deed from M.C. McCauley and wife, of record in Book 1541, Page 632, Register's Office for Davidson County, Tennessee; thence South 26 degrees 55 minutes West 305 feet to a point; thence North 63 degrees 20 minutes West 150 feet to a point; thence North 26 degrees 56 minutes East 306 feet to a point in the South margin of Pennington Bend Road; thence South 62 degrees 39 minutes East 150 feet to the point of beginning.

Being the same property conveyed to U.S. Bank National Association as Trustee for RASC 2006KS4 by Substitute Trustee's Deed from Patrick A. Taggart as Substitute Trustee, dated January 7, 2010 and recorded January 12, 2010 in Instrument Number 20100112-0002866, 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 2530 Pennington Bend Road Nashville 37214
(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 James D Entsminger and Kathy L Entsminger, and his/her/their assigns, forever.

Said U.S. Bank National Association as Trustee for RASC 2006KS4, 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:T20100021924 DEEDWARRSP
Recvd: 04/13/10 14:23 2 pgs
Fees:13.00 Taxes:417.36
20100413-0027903

IN WITNESS WHEREOF, the said U.S. Bank National Association as Trustee for RASC 2006KS4, has executed this deed this 15th day of March, 2010

U.S. Bank National Association as Trustee for RASC 2006KS4 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 Pikes, known to me of 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 2006KS4, the within named bargainor, and that he/she as such Junior Officer, being authorized so to do, executed the foregoing instrument for the purposed thereih 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 15th 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

RT11133