SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $34,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 14 DAY OF June 2010

Notary Public

MY COMMISSION EXPIRES: 6/14/2011
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TN

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

RT11297

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Hung Chen	Hung Chen	082-08-0-212.00
(NAME)	(NAME)	
413 Myrtle Street	6108 Shellmeadow	
(ADDRESS)	(ADDRESS)	
Nashville TN 37206	Nashville TN 37211	
(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 fka Bankers Trust Company as Trustee for RASC 2001KS3 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Hung Chen,

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. 20 on the map of Leeks Subdivision of the Arthur Tract as of record in Book 547, Page 54, Register's Office of said County.

Said Lot No. 20 fronts 50 feet on the easterly side of Myrtle Avenue and runs back between parallel line 170 feet to an alley.

Being the same property conveyed to Annie Mai Jackson Beard by Warranty Deed from Josephine Foster, a widow dated December 16, 1999 and recorded on December 17, 1999 in Instrument No. 199912170304378, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee for RASC 2001KS3 by Substitute Trustee's Deed from MCC TN, LLC, Substitute Trustee, dated February 25, 2010 and recorded on March 2, 2010 in Instrument No. 20100302-0015680, 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 413 Myrtle Street Nashville 37206
(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 Hung Chen, and his/her/their assigns, forever.

Said Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee for RASC 2001KS3, 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: T20100035789 DEEDWARRSP
Recvd: 06/14/10 09:25 2 pgs
Fees: 13.00 Taxes: 125.80
20100614-0045768

IN WITNESS WHEREOF, the said Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee for RASC 2001KS3, has executed this deed this 24th day of March, 2010

Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee for RASC 2001KS3 by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact

by Ximena Wolf
PMJO

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ximena Wolf, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMJO of Residential Funding Company, LLC, the Attorney in Fact of said Deutsche Bank Trust Company Americas fka Bankers Trust Company as Trustee for RASC 2001KS3, the within named bargainor, and that he/she as such _____, 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 24th day of March, 2010

Notary Public

My Commission expires: 4/22/11

NOTARY PUBLIC-STATE OF FLORIDA
Rose Dorsett-Boles
Commission # DD665856
Expires: APR. 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

RETURN TO:

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

RT11297