SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100053068 DEEDWARRSP
Recvd: 08/26/10 09:51 3 pgs
Fees:18.00 Taxes:203.13
20100826-0067468

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $54,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF August 2010

Notary Public SUZANNE MOLNAR

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-17-2015

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11643

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Pleas Potts Jr. and Edna Andrews	Pleas Potts	025 04 0 018.00 /
(NAME) 213 West Cedar Street	(NAME) 116 Lee Etta Drive	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072 (CITY) (STATE) (ZIP)	Gallatin, TN 37066 (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 Pleas Potts Jr. and Edna Andrews, single* For their joint lives and the remainder to the survivor of them, 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:

*married

Described property located in Davidson County, Tennessee to wit:

Lot Number 18 being described as follows:

Beginning at an iron pin in the Northerly margin of Cedar Street; thence, with the margin of said street around a curve having a radius of 675.03 feet, a distance of 102.00 feet to an iron pin; thence, North 6 degrees 08 minutes 39 seconds West 135.18 feet to an iron pin; thence, North 87 degrees 48 minutes 15 seconds East 55.84 feet to an iron pin; thence, South 22 degrees 06 minutes 5 seconds East 159.37 feet to the point of beginning.

Said property being further conveyed to U.S. Bank National Association as Trustee for RASC 2006KS5, by Corrective Substitute Trustee's Deed from MCC TN, LLC, substitute Trustee, dated July 1, 2010 and recorded July 19, 2010 in Instrument No. 20100719-0056180, 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 213 West Cedar Street Goodlettsville 37072
(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 Pleas Potts Jr. and Edna Andrews, 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 13th day of August, 2010

U.S. Bank National Association as Trustee for RASC 2006KS5, by Residential Funding Company, LLC f/k/a Residential Funding Corporation, it's Attorney-In-Fact

Danette R Cary

STATE OF Colorado

COUNTY OF Jefferson

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Danette Cary, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Attorney In Fact by Residential Funding Company, LLC f/k/a Residential Funding Corporation, it's Attorney-In-Fact for U.S. Bank National Association as Trustee for RASC 2006KS5, 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 Book _____, Page _____ or in Instrument Number 200609010108523 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 13th day of August, 2010

Constance A. Reynolds
Notary Public

My Commission expires: 7/19/14

CONSTANCE A REYNOLDS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 07/19/2014

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431

RT11643

213 West Cedar Street
Goodlettsville, TN 37072

Escrow File No.: **RT11643**

EXHIBIT "A"

Described property located in Davidson County, Tennessee to wit:

Lot Number 18 being described as follows:

Beginning at an iron pin in the Northerly margin of Cedar Street; thence, with the margin of said street around a curve having a radius of 675.03 feet, a distance of 102.00 feet to an iron pin; thence, North 6 degrees 08 minutes 39 seconds West 135.18 feet to an iron pin; thence, North 87 degrees 48 minutes 15 seconds East 55.84 feet to an iron pin; thence, South 22 degrees 06 minutes 5 seconds East 159.37 feet to the point of beginning.

Being the same property conveyed to Timothy C. Harris, an unmarried person, by Special Warranty Deed from Federal National Mortgage Association aka Fannie Mae, a corporation organized under and existing pursuant to the laws of the United States, dated March 22, 2006 and recorded on April 28, 2006 in Instrument No. 20060428-0048967, Register's Office of Davidson County, Tennessee.

Said property being further conveyed to U.S. Bank National Association as Trustee for JP ALT 2006-2, by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., Substitute Trustee, dated March 1, 2010 and recorded March 11, 2010 in Instrument No. 20100707-0053073, said Register's Office.

Said property being further conveyed to U.S. Bank National Association as Trustee for RASC 2006KS5, by Corrective Substitute Trustee's Deed from MCC TN, LLC, substitute Trustee, dated July 1, 2010 and recorded July 19, 2010 in Instrument No. 20100719-0056180, said Register's Office.