SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100062837 DEEDWARRSP
Recvd: 10/05/10 10:03 2 pgs
Fees:13.00 Taxes:192.40
20101005-0079463

TN10-10175

STATE OF ~~TENNESSEE~~ SC
COUNTY OF Lexington

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $52,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF September 2010.

Notary Public

MY COMMISSION EXPIRES: 10 2015
(AFFIX SEAL)

JESSICA LINDLEY NOTARY PUBLIC SOUTH CAROLINA Oct. 20, 2015

THIS INSTRUMENT WAS PREPARED BY
Kevin D. Montgomery, Attorney, 4301 Hillsboro Road, Suite 300, Nashville, Tennessee 37215

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Baljit Baidwan, et al	Raljit Baidwan, et al.	
(NAME)	(NAME)	
2013 Nashboro Boulevard, Unit 2013	805 Ramble Hill Ct.	135120A00700 & 135120A07800
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37221	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF WHICH IS HEREBY ACKNOWLEDGED, **U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-WMC2,** HEREINAFTER CALLED THE GRANTOR, HAS BARGAINED AND SOLD, AND BY THESE PRESENTS DOES TRANSFER AND CONVEY UNTO **Baljit Baidwan a 50% undivided interest and Entrust Tennessee fbo Baljit Baidwan IRA a 50% undivided interest,** HEREINAFTER CALLED THE GRANTEES, THEIR HEIRS AND ASSIGNS, A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being all of Unit Number 2013 and Garage Space 2013G, in NASHBORO VILLAGE TWELVE CONDOMINIUM, a Horizontal Property Regime, as shown by plat of record in Plat Book 4675, page 121, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Grantor by Substitute Trustee's Deed of record in Instrument #20091229-0117811, said Register's Office.

This conveyance is subject to (a) 2010 real property taxes; (b) all zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record that would violate Title 42 USC 3604; and (c) restrictive covenants and all other matters in Plat Book 4675, Page 121, said Register's Office.

unimproved ☐
This is improved ☒ property, known as 2013 Nashboro Boulevard, Unit 2013, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons claiming by, through or under the Grantor herein, but no further or otherwise. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

Witness my hand this _____ day of _____, 2010.

U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-WMC2

BY: _____

IT'S: ROSEANNE SILVESTRO, ASSISTANT SECRETARY

STATE OF ARIZONA)
COUNTY OF MARICOPA)

Before me, the undersigned, a notary public in and for said County and State, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged him or herself to be _____ (Officer) of U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-WMC2, the within named bargainor, and that he or she as such _____ (Officer) being authorized to do so, executed the foregoing instrument on behalf of U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-WMC2, and declared that he or she as such _____ (Officer) of U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-WMC2executed this instrument as the free act and deed of U.S. BANK NATIONAL ASSOCIATION, AS SUCCESSOR TRUSTEE TO BANK OF AMERICA, NATIONAL ASSOCIATION, AS SUCCESSOR BY MERGER TO LASALLE BANK, N.A., AS TRUSTEE FOR THE MLMI TRUST SERIES 2006-WMC2.

WITNESS my hand and official seal this 23 day of SEPTEMBER, 2010.

_____
Notary Public JENNIFER NEVILLE

My Commission Expires: _____

JENNIFER NEVILLE
Notary Public - Arizona
Maricopa County
My Commission Expires
March 27, 2012