SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20110046132 DEEDWARRSP
Recvd: 07/29/11 11:11 2 pgs
Fees: 13.00 Taxes: 148.00

20110729-0058253

STATE OF TENNESSEE
COUNTY OF Wilson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 day of July, 2011

Notary Public

MY COMMISSION EXPIRES: 07/31/2012

(AFFIX SEAL)

Cheryl L. Bowley, VP

Commonwealth of Virginia
Aubrey S. DesPortes, Jr. - Notary Public
Commission No: 327765
My Commission Expires 7/31/2012

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Ray Dicker	Ray Dicker	09401024100
(NAME)	(NAME)	
3880 Priest Lake Drive, #82	3880 Priest Lake Drive, #82	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217	Nashville, TN 37217	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S) and other good and valuable considerations, the receipt of which is hereby acknowledged, **U.S. National Bank Association, as Trustee for BAFC 2006-7**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Ray Dicker and wife, Karin Dicker**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, State of Tennessee, and being the east part of lot 4, on the Plan of Mabelle Subdivision, as of record in Plat Book 547, Page 139, Register's Office for Davidson County, Tennessee.

Said part of lot fronts 50 feet on the east side of a 5.1 feet strip conveyed off the front of said Lot No. 4 to Nashville Housing Authority, by deed of record in Book 3344, Page 533, said Register's Office; and extends back 127.1 feet to the south line and 128.5 feet on the north line, to an alley in the rear, (not open) on which it measures 49.7 feet.

Being the same property conveyed to U.S. National Bank Association, as Trustee for BAFC 2006-7 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., dated 04/21/2011 and filed for record on 04/29/2011 in Instrument No. 20110429-0032813, Register's Office for Davidson County, Tennessee.

County of DAVIDSON taxes for the year 2011 and subsequent years, a lien not yet ascertainable, due or payable.

All matters as set forth per Plat Book 547, Page 139, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 907 S 12th Street, Nashville, TN 37206
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. 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.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 21st day of July, 2011.

U.S. Bank National Association as Trustee for
BAFC 2006-7 by SunTrust Mortgage, Inc., a
Virginia Corporation, its Attorney-in-Fact

By: _____
Printed Name: Cheryl L. Bowley, VP

State of Virginia
~~County~~ City of Richmond

Personally appeared before me, the undersigned, a notary public in and for said county and state, the within named Cheryl L. Bowley, VP, with who I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who, upon oath, acknowledged that he/she is the VP of SunTrust Mortgage, Inc., A Virginia Corporation and that he/she executed the within instrument for the purposes therein contained, and who further acknowledge that he/she is the attorney-in-fact for U.S. Bank National Association as Trustee for BAFC 2006-7 and that he/she is authorized by U.S. Bank National Association as Trustee for BAFC 2006-7 to execute this instrument on its behalf.

Witness my hand and official seal this 21st Day of July, 2011.

My Commission Expires: July 31, 2012

_____
Notary Public

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Commonwealth of Virginia
Aubrey S. DesPortes, Jr. - Notary Public
Commission No: 327765
My Commission Expires 7/31/2012