This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-1056
Asset # 7022635

T. P. BOSHEARS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

STATE OF TENNESSEE)
COUNTY OF WILLIAMSON)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $86,900.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

James R. Thompson
Grantee or Agent of Grantee

Subscribed and sworn to before me this 26th day Of April, 2012

Notary Public
My Commission Expires: 3/3/15
(Seal)

Address New Owner As Follows:	Send Tax Bills to:	Map-Parcel Numbers
Gwendolyn K. Kinney 419 Woodsman Court Nashville, TN 37214	Quicken Loans Document Management 1050 Woodward Ave. Detroit MI 48226-1906	108-16-0-333.00

BILL GARRETT, Davidson County
Trans:T20120030901 DEEDWARRSP
Recvd: 04/27/12 12:43 2 pgs
Fees:13.00 Taxes:321.53
20120427-0036175

SPECIAL WARRANTY DEED
(Corporation)

US Bank National Association as Trustee, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Residential Funding Company, LLC, by virtue of the authority granted in a power of attorney filed for record at Instrument Number 20060901-0108523, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Gwendolyn K. Kinney, a single woman, Grantee(s), and her heirs and assigns, the following land in Davidson County, Tennessee:

A certain tract of parcel of land located in Davidson County, Tennessee, described as follows to-wit:

Being Lot No. 92-B on the Plan of Percy Priest Woods of record in Plat Book 6250, Page 756, Register's Office for said County, to which reference is hereby made a more complete description.

This conveyance is subject to restrictions of record in Book 5984, Page 863; Book 5984, Page 865; Book 6020, Page 270; Book 6250, Page 756; and book 6556, Page 615; Easement of record in Book 6147, Page 886; Book 6147, Page 823; and Book 6097, Page 482; and all matters of record on plat in Plat Book 6250, Page 756, Register's Office for Davidson County.

This conveyance is made subject to all zoning regulations, building restrictions, easements, rights of public utilities or other governmental regulations applicable to the foregoing property.

Being the same property conveyed to U.S. Bank National Association as Trustee filed for record on 1/23/12 as instrument 20120123-0006101, Register's Office of Davidson County, Tennessee.

Commonly known as: 419 Woodsman Court, Nashville, TN 37214

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto her heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 5TH day of APRIL 2012.

US Bank National Association as Trustee
by its duly authorized attorney in fact,
Residential Funding Company, LLC

BY: Tyler Gosselin

ITS: AUTHORIZED OFFICER

Certificate of Acknowledgment

State of TEXAS
)ss.
County of DALLAS

Personally appeared before me, the undersigned Notary Public, Tyler Gosselin, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the Authorized Officer of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 5 day of April 2012.

Notary Public
Colleen Bonifaz

My commission expires:

(Seal) NOTARY PUBLIC STATE OF TEXAS Colleen Bonifaz My Commission Expires 05/25/2012