Prepared By ~~and Return to:~~
Noi Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117
Our File No.: 13-047846

Return to:
Foundation Title and Escrow, LLC.
2672 N. Mt. Juliet Rd.
Mt. Juliet, TN 37122

BILL GARRETT, Davidson County
Trans:T20130043630 DEEDWARRSP
Recvd: 05/24/13 10:11 4 pgs
Fees:23.00 Taxes:342.25
20130524-0052703

SPECIAL WARRANTY DEED VB

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS: 13614008900
(Name) Kingwood Acquisitions, LLC	(Name) Kingwood Acquisitions, LLC	
(Address) 1507 16th Ave South ~~517 Bluewater Drive AKA, 116 Bluewater Circle~~ #V8	(Address) 1507 16th Ave South ~~517 Bluewater Drive AKA, 116 Bluewater Circle~~ #V8	
(City) (State) (Zip) Nashville, TN ~~37217~~ 37212	(City) (State) (Zip) Nashville, TN ~~37217~~ 37212	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-HE7, Asset-Backed Certificates, Series 2005-HE7, a National Assoc, ("Grantor"), in favor of Kingwood Acquisitions, LLC , ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ninety-Two Thousand Five Hundred Dollars and No Cents($92,500.00), cash in hand paid by the Grantee, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B".

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever 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 16th day of April, 2013.

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-HE7, Asset-Backed Certificates, Series 2005-HE7

By: JPMorgan Chase Bank, National Association, as attorney in fact

By: Vernitta Beck 4/24/13

Name: Vernitta Beck
~~Vice President~~

Title: _____

VB

State of Illinois

County of Cook

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Velmitta Black, who acknowledged to me that she/he is VP of JPMorgan Chase Bank, National Association, as attorney-in-fact for U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-HE7, Asset-Backed Certificates, Series 2005-HE7, and that in its capacity as attorney-in-fact for U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Bear Stearns Asset Backed Securities I Trust 2005-HE7, Asset-Backed Certificates, Series 2005-HE7, she/he executed, signed and delivered the above and foregoing instrument after having been authorized by JP Morgan Chase Bank, National Association, as attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 8th day of April, 2013.

ANETRICE N. WILSON
Notary Public, State of Texas
My Commission Expires
August 19, 2014

Notary Public
My Commission Expires: _____

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transfer is $92,500.00.

Affiant

Subscribed and sworn to before me this 10th day of April, 2013.

Notary Public

My Commission Expires: 8/19/16

Property Address: 517 Bluewater Drive AKA, 116 Bluewater Circle, Nashville, TN 37217

CHARLES M. WINN
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF DAVIDSON

Legal Description

EXHIBIT "A"

Being Lot Number 94 on the Plan of Castlegate, Section 1 of record in Plat Book 4460, Page 115, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to William Patterson and Wilma Patterson by Warranty Deed recorded December 18, 2000, as Instrument No. 20001218-0123615 and re-recorded on February 6, 2001, as Instrument No. 20010206-0011756, Register's Office for Davidson County, Tennessee.

Commonly known as: 116 Bluewater Circle, Nashville, Tennessee 37217.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20050328-0032601, in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20130524005270, in said Register's Office.

EXHIBIT "B" VB

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.