Davidson County DEEDWARRSP
Recvd: 08/11/15 09:27 3 pgs
Fees:18.00 Taxes:3855.40
20150811-0080142

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF Davidson THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $1,042,000.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 10th day of August, 2015. Notary Public MY COMMISSION EXPIRES: 6-18-17 (AFFIX SEAL)

Heather Lee State of Tennessee Notary Public Rutherford Co. Expires 6-18-17

THIS INSTRUMENT WAS PREPARED BY
Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

15002516

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Steven G. Cates	Steven G. Cates	
(NAME) 112 Westwood Place, Suite 220	(NAME) 112 Westwood Place, Suite 220	116 07 0 076.00
(ADDRESS) Brentwood, TN 37027	(ADDRESS) Brentwood, TN 37027	
(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, WE, **U.S. Bank N.A., successor trustee to Bank of America, N.A., successor to LaSalle Bank, N.A., as trustee on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-9,** HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO **Steven G. Cates** 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:

A tract of land in the 23rd District, Davidson County, Tennessee. Tract being a portion of Lots 14, 16, 25 and 27 and a portion of Dupont Street which has been abandoned of the Royal Oaks Land Company's Subdivision of the Baker Tract, as recorded in Plat Book 421, Pages 102 and 103, Register's Office, Davidson County, Tennessee, (RODC). Tract being bounded on the north by Lot 2 of the Resubdivision of 300 Lynnwood Boulevard, as record in Instrument Number 200511010131971, RODC, and by Lot 3 of the Glennbrooks Subdivision, as recorded in Plat Book 5050, Page 82, RODC on the east by William H. Kenny Jr. and Debra L. Kenny, as recorded in Instrument Number 200412020143450, RODC also being a portion of Lots 13-16 of the said Royal Oaks Land Company's Subdivision of the Baker Tract, on the south by the northern Right of Way (ROW) of Lillywood Road and on the west by Sarah L. Palmer, as recorded in Instrument Number 201111230091846, RODC, also being part of Lots 25 and 27 of said Royal Oaks Land Company's Subdivision of the Baker Tract being described as follows:

POINT OF BEGINNING being an iron rod new on the southeastern corner of the said Sarah L. Palmer Tract and being on said northern ROW; thence leaving said ROW with the common line of the said Sarah L. Palmer tract N 17° 15' 07" W for a distance of 300.00 feet to an iron rod old with a cap marked "Daniels", thence along the common lines of said Lots 2 and 3 N 72° 48' 04" E for a distance of 150.00 feet to a point a 3/4" iron rod old; thence along the common line of the said William H. Kenny Jr. and Debra L. Kenny S 17° 15' 05" E for a distance of 300.00 feet to an iron rod new on said northern ROW; thence along said northern ROW S 72° 48' 04" W a distance of 150.00 feet to the point of beginning, according to boundary survey dated August 7, 2015 by Littlejohn An S & ME Company, 1935 21st Avenue South, Nashville, TN 37212, TN Registered Surveyor's No. 2219.

Being all of the same property conveyed to U.S. Bank N.A., successor trustee to Bank of America, N.A., successor to LaSalle Bank, N.A., as trustee on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-9 by Substitute Trustee's Deed dated March 27, 2015 from Shapiro & Ingle, LLP, Substitute Trustee, of record in Instrument Number 20150330-0026882, Register's Office for Davidson County, Tennessee.

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.

PROPERTY ADDRESS: 4304 Lillywood Road, Nashville, TN 37205

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 warrant 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. 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 our hands this 30 day of July, 2015.

U.S. Bank N.A., successor trustee to Bank of America, N.A., successor to LaSalle Bank, N.A., as trustee on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-9, By Select Portfolio Servicing, Inc., Attorney-In-Fact

7-30-15

Leanna Johnstun, Doc. Control Officer

STATE OF UTAH
COUNTY OF SALT LAKE

Personally appeared before me, the undersigned, a Notary Public in and for said County and State, the within named Leanna Johnstun, Doc. Control Officer the bargainor (s), with whom I am personally acquainted or proved to me on the basis of satisfactory evidence, and who upon his/her oath acknowledged himself/herself to be the Leanna Johnstun, Doc. Control Officer respectively of Select Portfolio Servicing, Inc., Attorney-In-Fact for U.S. Bank N.A., successor trustee to Bank of America, N.A., successor to LaSalle Bank, N.A., as trustee on behalf of the holders of the Washington Mutual Mortgage Pass-Through Certificates, WMALT Series 2006-9, the within named bargainor, a corporation, and that he/she as such Document Control Officer of Select Portfolio Servicing, Inc., Attorney-In-Fact, authorized so to do, executed the foregoing instrument for the purposes therein contained. Said Attorney-In-Fact being of record in Instrument Number _____, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal at Salt Lake City, Utah this 30 day of July, 2015.

Commission expires: OCT 2 9 2018

Notary Public

MICHELL MARSHALL
Notary Public State of Utah
My Commission Expires on:
October 29, 2018
Comm. Number: 680924

RETURN TO:

Allegiance Title of Tennessee, LLC
278 Doug Warpoole Road, Ste 218
Smyrna, TN 37167

True Copy Certification

I, Nikki McKinney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of Tennessee

County of Rutherford

Personally appeared before me, Heather Lee, a notary public for this county and state, Nikki McKinney who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires: 6/18/2017
Notary' Seal (if on paper)

