CE1501-TN-2416023

SPECIAL WARRANTY DEED

Davidson County DEEDWARRSP
Recvd: 03/10/16 11:14 5 pgs
Fees:28.00 Taxes:724.14
20160310-0023001



STATE OF FLORIDA
COUNTY OF PALM BEACH
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $195,714.00

Gloria Lugo
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS 24th DAY OF November 2015

M. Priez
Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc.
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Robert M. McMillan 7248 Santeelah Way, Antioch, TN 37013	Robert M. McMillan 7248 Santeelah Way Antioch, TN 37013	181030A15700CO

FOR AND IN CONSIDERATION of the sum of One Hundred Ninety Five Thousand Seven Hundred Fourteen Dollars and No/100 Dollars ($195,714.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS12, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Robert M. McMillan A Single Person** , whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 7248 Santeelah Way, Antioch, TN 37013

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Robert M. McMillan A Single Person** , his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS12** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Robert M. McMillan A Single Person** , his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2005-KS12,** has executed this deed this the 9th day of February, 2016.

"U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-KS12"

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

Guirlene Dolcine Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me **Gary Van Soosten**, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Guirlene Dolcine** (Name) as Contract Management Coordinator (Title), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said **"U.S. BANK NATIONAL ASSOCIATION, AS TRUSTEE FOR RESIDENTIAL ASSET SECURITIES CORPORATION, HOME EQUITY MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES, SERIES 2005-KS12.**

Personally Known To Me 2.9.16 GVS

Witness my hand and Notarial Seal this 9th day of February 2016.

Gary Van Soosten

Notary Public **Gary Van Soosten**

5.6.2018

My Commission expires:

POA recorded simultaneously herewith

RETURN TO:
Robert M. McMillan
7248 Santeelah Way
Antioch, TN 37013

GARY VAN SOOSTEN
Notary Public - State of Florida
My Comm. Expires May 6, 2018
Commission # FF 119831

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NO. 157 ON THE PLAN OF INDIAN CREEK ESTATES SECTION 5, A PLANNED UNIT DEVELOPMENT OF RECORD IN PLAT BOOK 20030424-0055115, REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE.

Being Property Conveyed by Substitute Trustee's Deed from Lighthouse Title & Escro to U.S. Bank National Association, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates Series 2005-KS12, recorded February 18, 2015, as instrument# 20150218-0013776 , Davidson County, Tennessee.

I, Lori Lancaster 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 Georgia

County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster 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: 2/9/18

Notary's Seal (if on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.