SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF Apr. 1, 2007

Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 05/01/07 10:04 2 pgs
Fees:13.00 Taxes:384.80
20070501-0051594

ELAINE EVERSMEYER State of Tennessee Notary Public DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee 3931 Gallatin Pike, Suite B Nashville, TN 37216

RT3052

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kendrick D Dorse	First Magnus Financial	059-13-0 063.00
(NAME)	(NAME)	
3206 Dove Place	603 N. Wilmot	
(ADDRESS)	(ADDRESS)	Loan # 2323957615
Nashville TN 38218	Tucson. AZ 85711	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, The Bank of New York Trust Company, N. A. as successor to JPMorgan Chase Bank, N. A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Kendrick D Dorse, a single person

AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 85 on the Map of Treppard Heights, Section 6, of record in Plat Book 2900, Page 11, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Jeffery N. Vaughn, III and Georgia Alexander by Warranty Deed from Charles Caudell dated July 21, 2004 and recorded July 28, 2004 in Instrument Number 20040728-0090059, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York Trust Company, N. A. as successor to JPMorgan Chase Bank, N. A. as Trustee by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC as substitute trustee, dated February 8, 2007, recorded March 2, 2007, of record in Instrument No. 20070302-0025751, Register's Office, 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.

unimproved ☐
This is improved ☒ property, known as 3206 Dove Place Nashville 38218
(House Number, (Street) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Kendrick D Dorse, and his/her/their assigns, forever.

Said The Bank of New York Trust Company, N. A. as successor to JPMorgan Chase Bank, N. A. as Trustee., warrants 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.

IN WITNESS WHEREOF, the said The Bank of New York Trust Company, N. A. as successor to JPMorgan Chase Bank, N. A. as Trustee., has executed this deed this 2nd day of April, 2007

The Bank of New York Trust Company, N. A. as successor to JPMorgan Chase Bank, N. A. as Trustee by Residential Funding Corporation, Attorney in Fact

By Tamarah Prado

Sara Coates

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Tamarah Prado, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP of Residential Funding Corporation, the Attorney in Fact of said The Bank of New York Trust Company, N. A. as successor to JPMorgan Chase Bank, N. A. as Trustee., the within named bargainor, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20020415-0046166 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 2nd day of April, 2007

Notary Public

My Commission expires: _____

MICHELLE MOREY
COMM. #1532954
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires Dec. 9, 2008

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT3052