SPECIAL WARRANTY DEED



Davidson County DEEDWARR
Recvd: 06/14/07 13:52 2 pgs
Fees:13.00 Taxes:437.53



20070614-0071404

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $118,250.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 2007

Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

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

RT2962

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shannon Parker	AmTrust	150-01-0 104.00
(NAME)	(NAME)	
502 Rural Hill Road	1111 Chester Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Cleveland OH 44114	
(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, Residential Funding Company, LLC fka Residential Funding Corporation, Attorney in Fact, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Shannon Parker, married

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:

Being Lot No. 117 on the plan of Edge-O-Lake Estates, Section 4, as of record in Book 3600, page 87, Register's Office, Davidson County, Tennessee.

Being the same property conveyed to Carol Brooks, unmarried, by Warranty Deed from Christine V. Reed, unmarried, dated November 4, 2004 and recorded November 10, 2004 in Instrument Number 20041110-0135368, 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, Residential Funding Company, LLC fka Residential Funding Corporation, Attorney in Fact by Substitute Trustee's Deed from Priority Trustee Services of TN, LLC as substitute trustee, dated February 1, 2007, recorded February 13, 2007, of record in Instrument No. 20070213-0018163, 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 502 Rural Hill Road Nashville 37217
(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 Shannon Parker, 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, Residential Funding Company, LLC fka Residential Funding Corporation, Attorney in Fact., 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, Residential Funding Company, LLC fka Residential Funding Corporation, Attorney in Fact., has executed this deed this 21st day of May, 2007

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

By Sharmel Dawson-Tyau

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 Sharmel Dawson-Tyau, 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 Company, LLC fka 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, Residential Funding Company, LLC fka Residential Funding Corporation, Attorney in Fact., 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 21st day of May, 2007

Notary Public

My Commission expires: _____

RETURN TO:

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

RT2962