SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1 DAY OF August 2007

Notary Public

MY COMMISSION EXPIRES: 1.24.09
(AFFIX SEAL)

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

RT2838

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
William J Ferris	SAME AS NEW OWNER	053-14-0-A 026.00 CO
(NAME)	(NAME)	
1617 Commanche Run		Davidson County DEEDWARR Recvd: 08/21/07 15:03 2 pgs Fees:13.00 Taxes:492.10
(ADDRESS)	(ADDRESS)	
Madison TN 37115		20070821-0100179
(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 N.A. as successor to JPMorgan Chase Bank N.A., as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO William J Ferris, 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. 26 on the Final Plat of The Woods of Neely's Bend, Phase I, "Second Revision" as of record in Instrument No. 20000828-0084438, said Register's Office, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Johnny Robinson and wife, Lucretia Robinson by Warranty Deed from Michael R. Stokes dated March 22, 2002 and recorded March 28, 2002 in Instrument Number 20020328-0037897, and re-recorded June 24, 2002 in Instrument Number 20020624-0075712, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York Trust N.A. as successor to JPMorgan Chase Bank N.A. by Substitute Trustee's Deed from Valerie Ann Spicer, as Substitute Trustee, dated January 9, 2007, recorded January 25, 2007, of record in Instrument No. 20070125-0010120, 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 1617 Commanche Run Madison 37115
(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 William J Ferris, and his/her/their assigns, forever.

Said The Bank of New York Trust 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 N.A. as successor to JPMorgan Chase Bank N.A.., has executed this deed this 19th day of July, 2007

The Bank of New York Trust N.A. as successor to JPMorgan Chase Bank N.A. BY Residential Funding Company, LLC f/k/a Residential Funding Corporation Attorney in Fact

By _____

Patrick McClain, Vice President

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Patrick McClain, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of Residential Funding Company, LLC, f/k/a Residential Funding Corporation the Attorney in Fact of said The Bank of New York Trust N.A. as successor to JPMorgan Chase Bank N.A.., the within named bargainor, and that he/she as such Vice President 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 19th day of July, 2007

_____
Notary Public

My Commission expires: 6-15-11

ALICIA ELECTOR GATSON
Notary Public, State of Texas
My Commission Expires
June 15, 2011

RETURN TO:

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

RT2838