SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF July, 2007

Elaine Eversmeyer
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

RT3785

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Clausi and J. P. Taylor	Same	072-10-0 089.00
(NAME)	(NAME)	
1011 Spain Avenue	101 Cape Bretton Ct	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Franklin, TN 37067	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/21/07 15:07 2 pgs
Fees:13.00 Taxes:277.50
20070821-0100184

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 JP Morgan Chase Bank N.A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Chris Clausi and J. P. Taylor, BOTH MARRIED PERSONS-TENANTS IN COMMON.

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 the east 1/2 of Lot No. 6 on the plan of Bush Spain's Subdivision of part of the Ack Stull lands of record in Book 161, Page 129, Register's Office for said county. Said part of lot fronts 50 feet on the north side of Spain Avenue and runs back between parallel lines 165 feet to a dead line.

Previously conveyed to James W. Morrow and wife, Sherrie L. Morrow by Warranty Deed from Grand Canyon Properties, LLC dated February 2, 2000 and recorded February 7, 2000 in Instrument Number 200002070012241, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A. as Trustee by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee dated April 26, 2007 and recorded May 9, 2007 in Instrument Number 20070509-0055651, 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.

unimproved ☐
This is improved ☒ property, known as 1011 Spain Avenue Nashville 37216
(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 Chris Clausi and J. P. Taylor, and his/her/their assigns, forever.

Said The Bank of New York Trust Company, N.A. as successor to JP Morgan 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 JP Morgan Chase Bank N.A. as Trustee., has executed this deed this 13th day of July, 2007

The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank N.A. as Trustee by Residential Funding Company, LLC fka 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 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 JP Morgan 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 13th 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

RT3785