SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/26/07 09:29 2 pgs
Fees:13.00 Taxes:251.60

20070926-0114563

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $68,000.00

Karen Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF SEPTEMBER, 2007

Elaine Eversmeyer
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

RT3922

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Baffuor Offei-Nkansah	BAFFUOR OFFEI-NKANSAH	149-02-0-B 090.00 CO
(NAME)	(NAME)	
918 Strand Fleet Dr	1604 MALLARD CREEK COURT	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013	ANTIOCH, TN 37013	
(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 Baffuor Offei-Nkansah, 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:

Land in Davidson County, TN, being Lot No. 202-A on the Plan of Zone Lot Division, Lots 181 thru 186, 192 and 196 thru 202, Piccadilly Square, Phase 2, of record in Plat Book 6250, pages 92, 93 and 94, as amended in Plat Book 6900, page 14, Register's Office for Davidson County, TN, to which plan reference is hereby made for a complete description thereof.

Being the same property conveyed to Trevelyn L. Florence, unmarried, by Warranty Deed from Robin L. Odum, unmarried, dated August 29, 2003 and recorded September 19, 2003 in Instrument Number 20030919-0138964, 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, L.L.C., dated May 17, 2007, recorded August 2, 2007, of record in Instrument No. 20070802-0091877, 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 918 Strand Fleet Dr Antioch 37013
(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 Baffuor Offei-Nkansah, 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 5th day of September, 2007

The Bank of New York Trust Company, N.A. as successor to JPMorgan chase Bank N.A. as Trustee, **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 VP of **Residential Funding Company LLC f/k/a 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 5th day of September, 2007

Shemika Lott
Notary Public

My Commission expires: 6-26-11

SHEMIKA NICOLE LOTT
Notary Public, State of Texas
My Commission Expires
June 26, 2011

RETURN TO:

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

RT3922