SPECIAL WARRANTY DEED

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 $100,000.00

Karen Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF September, 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

RT3775

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arnold Zauss	ARNOLD ZAUSS	052-08-0-A 220.00 CO
(NAME)	(NAME)	
1212 San Destin Trace	6778 MONTE NEY PLACE	
(ADDRESS)	(ADDRESS)	
Madison TN 37115	RANCHO CUCAMONGA, CA 91730	
(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., successor to JPMorgan Chase Bank, N.A., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Arnold Zauss, a married 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, being Lot No. 152 on the Plan of Heron Walk Section 3 Phase 1, of record in Plat Book 9700, Page 551, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Previously conveyed to Yamin A. Malik and wife Rhonda L. Cotton by Warranty Deed from Barbara An Thompson, unmarried, dated January 26, 2004 and recorded February 2, 2004 in Instrument Number 20040202-0012707, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated May 24, 2007, recorded June 5, 2007 in Instrument Number 20070605-0066704, Register's Office for Davidson County, Tennessee. Said Substitute Trustee's Deed re-recorded in Instrument No. 20070910-0108067, to correct the vesting name, said Register's Office.

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 1212 San Destin Trace 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 Arnold Zauss, and his/her/their assigns, forever.

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

Davidson County DEEDWARR
Recvd: 10/15/07 10:50 2 pgs
Fees:13.00 Taxes:370.00
20071015-0121949

IN WITNESS WHEREOF, the said The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A.., has executed this deed this 17th day of September, 2007

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

By

Gary Neuman, 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 Gary Neuman, 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 L.L.C. f/k/a Residential Funding Corporation, the Attorney in Fact of said The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A.., 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 17th day of September,, 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

RT3775