Davidson County DEEDWARR
Recvd: 11/02/07 10:10 2 pgs
Fees:13.00 Taxes:980.50

20071102-0129377

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $265,000.00

Karen Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF OCTOBER, 2007

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY

3931 Gallatin Pike, Suite B Nashville, TN 37216 (615)-782-8115

RT3890

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Janie Burke	SAME AS NEW OWNER	156-09-0 004.00
(NAME)	(NAME)	
109 Temple Hollow Circle		
(ADDRESS)	(ADDRESS)	
Nashville TN 37221		
(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 Janie Burke, Single

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. 43 on the plan of Section 2, Revised, Templegate, of record in Book 6900, Page 102, Register's Office for said county, Tennessee, to which plan reference is hereby made for a more complete description.

Previously conveyed to David Ray Burrus, Jr. and Lee S. Burrus, husband and wife, by Warranty Deed from Johnny R. Jackson and Christy J. Everett, husband and wife, dated June 27, 1997, and recorded July 17, 1997 in Book 10532, Page 678, Register's Office for Davidson County, Tennessee, AND;

Being the same property quitclaimed and conveyed to David Ray Burrus, Jr. by Final Decree of Divorce from Lee S. Burrus, dated August 10, 2000, recorded October 26, 2001, of record in Instrument Number 20011026-0117345, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to David Ray Burrus, Jr. and wife Tonya L. Burrus by Quitclaim Deed from David Ray Burrus, Jr., a married man, dated October 15, 2001 and recorded November 8, 2001 in Instrument Number 20011108-0122920, 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, LLC dated May 31, 2007 and recorded July 18, 2007 in Instrument Number 20070718-0085376, 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 109 Temple Hollow Circle Nashville 37221
(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 Janie Burke, 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 25th day of October, 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: _____
Jeannette Berkshire,
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 , 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 25th day of October, 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

RT3890