Notary Seal present,
but could not be reproduced.

Bill Garrett
Davidson County Register of Deeds

Davidson County DEEDWARR
Recvd: 11/19/07 10:55 2 pgs
Fees:13.00 Taxes:371.85

20071119-0135095

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $100,500.00

Karen Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF NOVEMBER, 2007

Kim R. McCord
Notary Public

MY COMMISSION EXPIRES: 9/16/09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title of Tennessee
3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT3733

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan E Haag and Kathleen A Haag	JONATHAN E HAAG	148-01-0 053.00
(NAME)	(NAME)	
3720 Turley Dr	KATHLEEN A HAAG	
(ADDRESS)	(ADDRESS)	
	4816 HUMBER DRIVE	
Nashville TN 37211	NASHVILLE TN 37211	
(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 JP Morgan Chase Bank N.A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jonathan E Haag and Kathleen A Haag, HUSBAND AND WIFE, TENANTS BY THE ENTIRETY 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:

Land in Davidson County, Tennessee, being Lot No. 52 on the Plan of Hillbrook, Section II, as of record in Book 3300, Page 12, said Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Charles R. Smith and Isiah Smith by Warranty Deed from Grady L. Kimbrough, dated June 29, 1979, recorded June 29, 1979, of record in Book 5458, Page 334, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Alan L. Saturn, Trustee by Quitclaim Deed from Charles Smith and Isiah Smith, and to Charles R. Smith by Quitclaim Deed from Alan L. Saturn Trustee, dated May 2, 1980, recorded May 6, 1980, of record in Book 5598, Page 777, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Charles R. Smith by Corrected Deed and Quitclaim Deed from Alan L. Saturn, Trustee dated May 18, 1993 and recorded June 7, 1993 in Book 8972, Page 716, 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. , dated May 10, 2007, recorded June 22, 2007, of record in Instrument No. 20070622-0074669, 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 3720 Turley Dr Nashville 37211
(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 Jonathan E Haag and Kathleen A Haag, 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 12th day of November, 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 L.L.C. f/k/a Residential Funding Corporation as 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 L.L.C. f/k/a 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, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 12th day of November, 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

RT3733