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 $84,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF NOVEMBER, 2007

Notary Public

MY COMMISSION EXPIRES: 1-22-09

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-782-8115

RT3923

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joshua C. Leonard	EQUITY SERVICES INC	086-11-0-B 027.00 CO
(NAME)	(NAME)	
426 Raintree Place, Unit 4-11	5711 SIX FORKS ROAD	LOAN NO
(ADDRESS)	(ADDRESS)	
	STE 201	5070709
Hermitage TN 37221	RALEIGH NC 27609	
(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 Joshua C. Leonard, A SINGLE MAN

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:

Being Unit No. 4, Building No. 11 and Garage Number 114G in Hermitage Woods Condominium Apartments, Phase 2 & 2A Revised (Raintree Village) a condominium, created under Chapter 27, Title 64, Tennessee Code Annotated, and is established by a Master Deed of record in Deed Book 4753, page 140, Register's Office for Davidson County, Tennessee, and as shown on the Plat of Hermitage Woods Condominium Apartments, Phase II and Phase II-A, of record in Book 4860, page 62-64, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being a portion of the same property conveyed to ML-ML, LLC by Quitclaim Deed from Mark Lepera dated April 25, 2007 and recorded April 26, 2007 in Instrument Number 20070426-0049726, 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 JP Morgan Chase Bank N.A. as Trustee by Substitute Trustees Deed from Priority Trustee Services of TN, L.L.C., dated June 7, 2007, recorded August 2, 2007, of record in Instrument No. 20070802-0091879, 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 426 Raintree Place, Unit 4-11 Hermitage 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 Joshua C. Leonard, 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.

Davidson County DEEDWARR
Recvd: 11/28/07 10:27 2 pgs
Fees:13.00 Taxes:312.65

20071128-0137998

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 17th 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 Vice President 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 Vice President 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 17th 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

RT3923