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 $37,900.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 DAY OF NOVEMBER, 2007

Elaine Eversmeyer
Notary Public

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

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

RT3924

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Bradley Smith and Ivanka Smith	Same	108-08-0 199.00
(NAME)	(NAME)	
3144 East Lake Drive	1027 Stonehollow Way	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Mt. Juliet, TN 37122	
(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 Bradley Smith and Ivanka Smith, husband & wife 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 the northerly part of Lot No. 25, zone lot division Lots 22-28 and Lots 88-73 on the plan of East Lake Subdivision of record in Plat Book 5200, Page 342, as amended in Book 5800, Page 151, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Previously conveyed to Terry L. Gamble by Warranty Deed from Jay R. Wilfong dated March 31, 2002 and recorded June 4, 2002 in Instrument Number 20020604-0067514, 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., as Substitute Trustee dated May 31, 2007 and recorded June 11, 2007 in Instrument Number 20070611-0069680, 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 3144 East Lake Drive Nashville 37214
(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 Bradley Smith and Ivanka Smith, 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: 01/09/08 12:56 2 pgs
Fees:13.00 Taxes:140.23

20080109-0002732

IN WITNESS WHEREOF, the said The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, Residential funding Company, LLC f/k/a Residential Funding Corporation, Attorney-in-Fact., has executed this deed this 20th day of August, 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, Residential funding Company, LLC f/k/a Residential Funding Corporation, Attorney-in-Fact., 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 20th day of August, 2007

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

RT3924