# SPECIAL WARRANTY DEED




STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $45,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF January, 2007

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

RT3883

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| B & P Properties | JAMES Boy Beller | 086-11-0-B-026.00CO |
| (NAME) | (NAME) | |
| 424 Raintree Place Unit #11-3 | 7905 Saddle Ridge Trace | |
| (ADDRESS) | (ADDRESS) | |
| Bellevue TN 37221 | Nashville, TN 37221 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

Davidson County DEEDWARR
Recvd: 01/18/08 11:20 2 pgs
Fees:13.00 Taxes:168.35

20080118-0005903

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 B & P Properties,

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 Davison County, Tennessee, being a certain Condominium apartment in Davidson County, Tennessee, described as follows:

Unit No. 3, Building No. 11 in Raintree Village (a condominium) created under Chapter 27, Title 64 of the Tennessee Code Annotated, and as established by a Master Deed of record in Book 4753, Page 140, Register's Office, Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, Page 378, said Register's Office, and as shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, Page 62-64, in said Register's Office to which reference is hereby made.

Garage Number 11-3-G (formerly known as 11-3-6) is a limited common element for the exclusive use of the occupant of said unit.

Being the same property conveyed to Edwin Daniel Yeomans, married and Mark LePera, married by Warranty Deed from Martin S. Komisar and wife, Frada M. Komisar dated November 16, 2005 and recorded on November 21, 2005 in Instrument No. 20051121-0140266, Register's Office for Davidson County, Tennessee.

Being part of the same property conveyed to ML-ML, LLC by Quitclaim Deed from Mark LePera dated April 25, 2007 and recorded on April 26, 2007 in Instrument No. 20070426-0049726, said Register's Office.

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 31, 2007 and recorded on June 8, 2007 in Instrument No. 20070608-0068764, 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** **424 Raintree Place Unit #11-3** **Bellevue** 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 B & P Properties, 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 31st day of December, 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 LLC f/k/a Residential Funding Corporation, Attorney in Fact

By: Patrick McClain

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 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 20020415004616 6 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 31st day of December, 2007

E Evelyn Brown
Notary Public

My Commission expires: 11-02-11

E. EVELYN BROWN
Notary Public, State of Texas
My Commission Expires
November 02, 2011

**RETURN TO:**

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

**RT3883**