SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/24/08 11:11 2 pgs
Fees:13.00 Taxes:181.30
20080124-0007548

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 $49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF JANUARY, 2008

Notary Public

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

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

RT3884

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James L Shipman	COUNTRYWIDE BANK FSB	086-11-0-B 013.00 CO
(NAME)	(NAME)	
417 Raintree Place Unit #8-1	1199 NORTH FAIRFAX ST	
(ADDRESS)	(ADDRESS)	
	SUITE 500	
Nashville TN 37221	ALEXANDRIA VA 22314	
(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 James L Shipman, AN UNMARRIED 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:

Land in Davidson County, Tennessee, being a certain Condominium apartment in Davidson County, Tennessee, described as follows: Unit No. 1, Building 8 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 for Davidson County, Tennessee, as amended by a Deed of Amendment of record in Book 4980, page 378, said Register's Office, and a shown on the revised plat of Hermitage Woods Condominium Apartments, Phase II and II-A, of record in Book 4860, page 62 through 64, Register's Office, Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description. Garage number 8-1-G is a limited common element for the exclusive use of the occupant of said unit.

Previously conveyed to Carolyn H. Burkett, et vir Gerald A. Burkett by Deed from Charles F. Ashley and wife, Louise O. Ashley dated August 30, 1996 and recorded September 6, 1996 in Deed Book 10180, Page 949, Register's Office for Davidson County, Tennessee, AND;

Previously conveyed to Edwin Daniel Yeomans, Married, and Mark LePera, married, by Warranty Deed from Carolyn H. Burkett, and husband Gerald A. Burkett dated November 16, 2005 and recorded November 21, 2005 in Instrument Number 20051121-0140262, Register's Office for Davidson County, Tennessee, AND;

Being a portion of the 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, 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 7, 2007 in Instrument Number 20070607-0068418, 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 417 Raintree Place Unit #8-1 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 James L Shipman, 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 2nd day of January, 2008

The Bank of New York Trust Company N.A. as Successor to JP MCorporation organ 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

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

Witness my hand and Notarial Seal this 2nd day of January, 2008

Notary Public

My Commission expires: 10-9-2011

JAMEY D. DAVIS
Notary Public, State of Texas
My Commission Expires
October 09, 2011

RETURN TO:

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

RT3884