# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/24/08 12:24 2 pg
Fees:13.00 Taxes:492.10

20080124-0007582

LISA D. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
RUTHERFORD COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $133,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF January, 2008

Notary Public

MY COMMISSION EXPIRES: 10-20-08

(AFFIX SEAL)

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

RT4650

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Donald Reisig | JP Morgan Chase Bank, N.A. | 137-13-0-A 056.00 CO |
| (NAME) | (NAME) | |
| 3357 Milbridge Drive | 1111 Polaris Parkway | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | Columbus OH 43240 | |
| (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 as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Donald Reisig,

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:***

***Land in Davidson County, Tennessee, being Lot No. 56 on the Plan of Peninsula Point, Section One of record in Plat Book 9700, Page 98, Register's Office for said County, to which reference is made for a more complete description.***

***Being the same property conveyed to Miles Whitfield, unmarried, by Warranty Deed from Jerry Butler Builders, LLC dated November 9, 1999 and recorded December 8, 1999 in Instrument Number 199912080300830, 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 as Trustee by Substitute Trustee's Deed from Laura A. Grifka, Substitute Trustee, dated September 13, 2007, recorded October 11, 2007, of record in Instrument No. 200710110121029, 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 3357 Milbridge Drive Antioch 37013
(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 Donald Reisig, and his/her/their assigns, forever.

Said The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank 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 as Trustee., has executed this deed this 11th day of January, 2008

The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank 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 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 11th day of January, 2008

My Commission expires: 10-9-2011

Notary Public

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

Record & Return To:
Watauga Title of Rutherford Co., LLC
230 Glenis Dr., Suite 304
Murfreesboro, TN 37129

**RT4650**