SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/30/08 10:57 2 pgs
Fees:13.00 Taxes:166.13

20080130-0009509

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF January, 2008

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL) My Commission Expires 10/22/2011

ANN B. WADDELL
STATE OF TENNESSEE
NOTARY PUBLIC
COUNTY OF WILLIAMSON

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

RT4306

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Byrd Remodeling Inc.	Byrd Remodeling	162-13-0 250.00
(NAME) ~~912 Ilawood Dr~~	(NAME)	
(ADDRESS) 113 Eaglecrest Dr	(ADDRESS) 113 Eaglecrest Dr	
~~Nashville~~ Eagleville ~~TN~~ TN ~~37211~~ 37060 (CITY) (STATE) (ZIP)	Eagleville TN 37060 (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, Residential Funding Company, LLC, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Byrd Remodeling Inc.,

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:

Lot Number 69B, Zone Lot Division of Lots 56, 57, and 69 on the Plan of Dreamland Estates Southeast, Section 2, as of record in Book 6250, Page 802, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JP Morgan Chase Bank, as Trustee on behalf of the registered certificateholders of GSAMP Trust 2004-SEA2, Mortgage Pass-Through Certificates Series 2004-SEA2 by Trustee's Deed from Angela Martin as Co-Trustee dated October 25, 2005 and recorded November 8, 2005 in Instrument Number 20051108-0135035, Register's Office for Davidson County, Tennessee, AND:

Being the same property conveyed to David B. Wilson by Special Warranty Deed from JP Morgan Chase Bank, as Trustee on behalf of the registered certificateholders of GSAMP Trust 2004-SEA2, Mortgage Pass-Through Certificates Series 2004-SEA2 dated June 29, 2006 and recorded July 14, 2006 in Instrument Number 20060714-0085105, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Carmenita L. Collins, unmarried, by Warranty Deed from David B. Wilson dated October 26, 2006 and recorded November 6, 2006 in Instrument Number 20061106-0137868, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Residential Funding Company, LLC by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated June 14, 2007 and recorded June 19, 2007 in Instrument Number 20070619-0073195, 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 912 Ilawood Dr Nashville 37211
(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 Byrd Remodeling Inc., and his/her/their assigns, forever.

Said Residential Funding Company, LLC., 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 Residential Funding Company, LLC., has executed this deed this January 24, 2008

Residential Funding Company, LLC

By

Jeannette McWay Berkshire

STATE OF TEXAS

COUNTY OF DALLAS

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jeannette McWay Berkshire, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the VP respectively of the Residential Funding Company LLC , the within named bargainor, a corporation, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this January 24, 2008

Commission expires: 6-26-11

Notary Public

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

RT4306