SPECIAL WARRANTY DEED

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF ~~DAVIDSON~~ Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 14 DAY OF February, 2008

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

SOMMER HANEY
Notary Public, State of Texas
My Commission Expires
June 15, 2011

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

RT5329

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Joe Claybon AND Barbara Claybon (NAME)	Joe Clabon (NAME)	059-12-0 076.00
329 Revels Drive (ADDRESS)	117 Secretariat Drive (ADDRESS)	
Nashville (CITY) TN (STATE) 37207 (ZIP)	Hendersonville (CITY) TN (STATE) 37075 (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 JPMorgan Chase Bank N.A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Joe Claybon, AND Barbara Claybon, Husband and Wife. Tenants by the entirety.

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 Lot No. 103 on the Plan of Highland Trace Subdivision, Section One, of record in Plat Book 5200, Page 580, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Darrell S. Freeman by Warranty Deed from Vincent Windrow dated January 24, 2002 and recorded January 30, 2002 in Instrument Number 20020130-0012825, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to George Tarver, married, by Warranty Deed from Darrell S. Freeman dated May 3, 2006 and recorded May 10, 2006 in Instrument Number 20060510-0055000, 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 Laura A. Grifka, as Substitute Trustee, dated December 13, 2007 and recorded December 26, 2007 in Instrument Number 20071226-0147032, 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 329 Revels Drive (House Number, (Street)) Nashville (City or Town) 37207 (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 Joe Claybon, and his/her/their assigns, forever.

Said The Bank of New York Trust Company, N.A. as successor to JPMorgan 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: 02/27/08 11:23 2 pgs
Fees:13.00 Taxes:207.20

20080227-0019206

IN WITNESS WHEREOF, the said The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee., has executed this deed this 14th day of February, 2008

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 Mark Via, AMJD

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Mark Via, 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 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., 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 200204150046166 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 14th day of February, 2008

Notary Public

My Commission expires: June 15, 2011

SOMMER HANEY
Notary Public, State of Texas
My Commission Expires
June 15, 2011

RETURN TO:

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

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