SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/06/08 10:04 2 pgs
Fees:13.00 Taxes:237.54

20080306-0022531

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $64,200.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 22ND DAY OF February 2008

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

RT4821

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Duane Blevins	DUANE BLEVINS	091-13-0 118.00
(NAME)	(NAME)	
518 Stevenson Street	815 KENDALL DR	
(ADDRESS)	(ADDRESS)	
Nashville TN 37209	NASHVILLE TN 37209	
(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 JPMorgan Chase Bank N.A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Duane Blevins, A MARRIED PERSON

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 the northerly 50 feet of the southerly 100 feet of Lots Nos. 174, 175 and 176 on the Map of West Nashville Heights as of record in Book 332, Page 127, Register's Office for said County, described as follows:

Beginning on the easterly margin of Nall, formerly Stevenson Avenue (sic) at the northwest corner of the property conveyed to James V. Johnson, Jr. and wife, by deed from H.A. Winkler, et al, of record in Book 1491, Page 81, said Register's Office; thence eastwardly, with Winkler's north line, 151.7 feet, more or less, to a point in the westerly line of Lot No. 177; thence northwardly with said Lot No. 177, 50 feet; thence westwardly and parallel with Winkler's north line, 151.7 feet, more or less, to the easterly margin of Nall Avenue; thence with said Avenue, southwardly 50 feet to the beginning.

Being the same property conveyed to Shawn Catz by Warranty Deed from Rachel D. Bowe, unmarried, dated November 17, 2003 and recorded November 25, 2003 in Instrument Number 20031125-0170900, 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 JPMorgan Chase Bank N.A. as Trustee by Substitute Trustee's Deed from Laura A. Grifka, Substitute Trustee, dated October 18, 2007, recorded October 31, 2007, of record in Instrument No. 200710310128319, 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 518 Stevenson Street Nashville 37209
(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 Duane Blevins, 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.

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 4th 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 _____

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ryan Kelly, L.S.O., 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 JPMorgan 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 200204150046166 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 4th day of February, 2008

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

RT4821