SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $125,750.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28 DAY OF February, 2008

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

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

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

RT4822 LOAN NO 1300501B1

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Walter Phillips Jr AND Debrah Bryant Phillips (NAME)	FRANKLIN AMERICAN MORTGAGE COMPANY (NAME)	041-[illegible]034.00
1223 Westchester Drive (ADDRESS)	501 CORPORATE CENTER DR (ADDRESS)	
	Suite 400	
Madison TN 37115 (CITY) (STATE) (ZIP)	FRANKLIN TN 37067 (CITY) (STATE) (ZIP)	

FUNDING COMPANY LLC * RESIDENTIAL * DELAWARE

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 Walter Phillips Jr, AND Debrah Bryant Phillips Husband & Wife, Joint Tenants with the right of Survivorship.

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. 111 on the Plan of Bellshire Estates, Section 6, as of record in Book 2133, Page 129, Register's Office for said County.

Being the same property conveyed to Wanda M. Williams, a single woman, by Warranty Deed from Kathryn Prince, a widow, dated August 31, 2004 and recorded September 10, 2004 in Instrument Number 20040910-0109359, 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 N.A. as Trustee by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated October 18, 2007, and recorded November 7, 2007, of record in Instrument No. 20071107-0131344, 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 1223 Westchester Drive Madison 37115
(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 Walter Phillips Jr, 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.**

Davidson County DEEDWARR
Recvd: 03/11/08 12:44 2 pgs
Fees:13.00 Taxes:476.38

20080311-0024498

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 26th day of February, 2008

The Bank of New York Trust Company, N.A. as successor to JP Morgan 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 Mark Via, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMSO 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 N.A. as Trustee., the within named bargainor, and that he/she as such PMSO, 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 26th 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

RESIDENTIAL FUNDING COMPANY, LLC * DELAWARE CORPORATION

RETURN TO:

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

RT4822