SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/29/08 14:13 2 pgs
Fees:13.00 Taxes:425.50
20080429-0043702

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $115,000.00

Rachel Ivel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY April OF 2008

Notary Public

MY COMMISSION EXPIRES: April 17, 2010
(AFFIX SEAL)

JAMES ALEXANDER STATE OF TENNESSEE NOTARY PUBLIC SHELBY COUNTY
My Commission Expires

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, 3931 Gallatin Pike, Suite B, Nashville, TN 37216, 615-782-8113

RT5306

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jody Roberts and John Dabrowiak	New Owner	150-01-0 117.00
411 Ashlawn Court (NAME) ~~515 Rural Hill Road~~ XXXXXXXXXXX	(NAME)	
(ADDRESS)	(ADDRESS)	
Nashville TN ~~37217~~ XXXX 37215		
(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 Jody Roberts and John Dabrowiak, *

*as 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:

Being Lot No. 26 on the Plan of Edge-O-Lake Estate, Section 4 of record in Book 3600, Page 87, Register's Office for said County, to which reference is made for a more complete description.

Being the same property conveyed to Alberto Solivan and Maria Solivan by Warranty Deed from John W. Martin, Jr. and wife, Deborah Y. Martin dated May 6, 2004 and recorded May 17, 2004 in Instrument Number 20040517-0057271, 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 Priority Trustee Services of TN, L.L.C., Substitute Trustee, dated December 13, 2007, recorded January 10, 2008, of record in Instrument No. 20080110-0003146, and re-recorded on April 17, 2008, of record in Instrument No. 20080417-0039122, 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 515 Rural Hill Road Nashville 37217
(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 Jody Roberts and John Dabrowiak, 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 18th day of April, 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

Beth Borse
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 Beth Borse, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the LSO of Resisdential 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 LSO, 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 the Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 18th day of April 2008.

Notary Public

My Commission expires: _____

ISSA AKIL WILSON
Notary Public, State of Texas
My Commission Expires
February 08, 2012

RETURN TO:

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

RT5306