Davidson County DEEDWARR
Recvd: 05/02/08 14:03 2 pgs
Fees:13.00 Taxes:216.45

20080502-0045336

SPECIAL WARRANTY DEED

ELAINE EVERMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $58,500.00

Paula Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF APRIL, 2008

Elaine Evermeyer
Notary Public

MY COMMISSION EXPIRES: 1.22.09
(AFFIX SEAL)

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

RT5304

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roger E Burgess and Donald E Harsh	SunTrust Mortgage	043-10-0 010.00
(NAME)	(NAME)	
211 Nix Drive	P.O. Box 26419	
(ADDRESS)	(ADDRESS)	
		Loan #
Madison TN 37115	Richmond VA 23260	0245588985
(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 Roger E Burgess, unmarried, and Donald E Harsh, unmarried

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. 37 on the unrecorded map of subdivision of Block No. 14 Anderson Lane, an improvement company. Said Lot No. 37 being recorded in Block 1130, Page 37, Register's Office for Davidson County, Tennessee, described as follows:

Fronting 115 feet on the West margin of Nix Avenue and running back westerly between parallel lines 175 feet, more or less, to a point.

Being the same property conveyed to David Keith and wife, Martha G. Keith by Installment Deed from Cyrus Kendall and wife, Esther Kendall dated March 31, 1982 and recorded March 31, 1982 in Book 5867, Page 940, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to David H. Keith and wife, Martha Aline Keith and Penny Lynn Keith, as joint tenants with right of survivorship, dated July 9, 2003 and recorded July 11, 2003 in Instrument Number 20030711-0096609, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to David H. Keith a/k/a David Keith and wife, Martha Aline Keith a/k/a Martha G. Keith, dated January 9, 2004 and recorded January 15, 2004 in Instrument Number 20040115-0006218, 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 JPMorgan 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 20071226-0147033, 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 211 Nix Drive (House Number, (Street)) Madison (City or Town) 37115 (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 Roger E Burgess and Donald E Harsh, and his/her/their assigns, forever.

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 21st day of March, 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 Jamey Davis, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the MAJD DMAJO 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 MAJD DMAJO 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 20020415-0046166 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 21st day of March, 2008

DAWN ANN HARRIS
Notary Public, State of Texas
My Commission Expires
March 03, 2010

Notary Public

My Commission expires: 03/03/10

RETURN TO:

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

RT5304