on County DEEDWARR
Recvd: 05/06/08 09:51 2 pg
Fees:13.00 Taxes:425.50
20080506-0046500

SPECIAL WARRANTY DEED

ELAINE EVERSOLE NOTARY 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 $115,000.00

Paula Beard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF May, 2008

Elaine Eversole
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

RT6532

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Shelley L Bolyard	Bank of America	051-15-0-C 009.00 CO
(NAME)	(NAME)	
4622 Saunders Avenue	9000 Southside Blvd	
(ADDRESS)	(ADDRESS)	Loan # 3310234392
Madison TN 37115	Ste 700	
(CITY) (STATE) (ZIP)	Jacksonville FL 32256	
	(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 Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Shelley L Bolyard, 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. 9 of the Cluster Lot Development, Revised Final Plat for Section 1, Walton Oaks Subdivision, Madison, Tennessee, as of record in Instrument Number 20011206-0134230 which revises Instrument 20011026-0117176, Register's Office for Davidson County, Tennessee, to which said plan reference is made for a complete description thereof.

Being the same property conveyed to Joseph Chatman, an Unmarried Man and James Chatman, an Unmarried Man, by Warranty Deed from William H. Dorris and Robert B. Huffine dated October 31, 2003 and recorded December 3, 2003 in Instrument Number 20031203-0173794, Register's Office for Davidson County, Tennessee. AND;

Refer to the Instrument for Correction of Warranty Deed to correct legal description of prior Warranty Deed dated January 15, 2004 and recorded January 20, 2004 in Instrument Number 20040120-0007573, 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 Priority Trustee Services of TN, L.L.c., as Substitute Trustee, dated September 13, 2007 and recorded September 21, 2007 in Instrument Number 20070921-0112965, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Bank of New York Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated March 20, 2008 and recorded March 27, 2008 in Instrument Number 20080327-0030732, 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 4622 Saunders Avenue 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 Shelley L Bolyard, and his/her/their assigns, forever.

Said The Bank of New York 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 Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, has executed this deed this 28th day of April, 2008

The Bank of New York 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 _____

Paul LaRosa
Processing Management
Asst. Junior Officer

STATE OF CT

COUNTY OF Hartford

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Paul LaRosa, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Junior Officer of Residential Funding Company LLC f/k/a Residential Funding Corporation, the Attorney in Fact of said The Bank of New York Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee., the within named bargainor, and that he/she as such PMASO/ Paul LaRosa, 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 28th day of April, 2008

_____
Notary Public

My Commission expires: _____

DENISE ANTUNES
NOTARY PUBLIC
State of Connecticut
My Commission Expires
June 30, 2009

RETURN TO:

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

RT6532