SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $128,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20 DAY OF June, 2008

Notary Public

MY COMMISSION EXPIRES: 9-19-09

(AFFIX SEAL)

KATHY J. BYERS
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, 3954 Dalton Pike, Suite B Nashville, TN 37216 615-782-8115

RT5965

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Adonys Rodriguez	Countrywide Bank, FSB	052-16-0-033.00
(NAME)	(NAME)	
1225 Berwick Trail	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
	Dallas, TX 75266-0694	
Madison TN 37115		
(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-in-Interest to JPMorgan Chase Bank, National Association, as Trustee SURF 2005-BC1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Adonys Rodriguez,

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. 30 on the Plan of Marlin Meadows, Section No. 4, of record in Book 2133, Page 67, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Tyrone Robinson by Warranty Deed from Jim P. Gibbs and wife, Linda A. Gibbs dated August 1, 2003 and recorded August 13, 2003 in Instrument Number 20030813-0116656, 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-in-Interest to JPMorgan Chase Bank, National Association, as Trustee SURF 2005-BC1 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated March 6, 2008 and recorded March 14, 2008 in Instrument Number 20080314-0025932, 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 ☒ property, known as 1225 Berwick Trail Madison 37115
improved
(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 Adonys Rodriguez, and his/her/their assigns, forever.

Said The Bank of New York Trust Company, N.A., as Successor-in-Interest to JPMorgan Chase Bank, National Association, as Trustee SURF 2005-BC1, 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: 06/24/08 11:07 2 pgs
Fees:13.00 Taxes:473.60

20080624-0064930

IN WITNESS WHEREOF, the said The Bank of New York Trust Company, N.A., as Successor-in-Interest to JPMorgan Chase Bank, National Association, as Trustee SURF 2005-BC1, has executed this deed this 9th day of May, 2008

The Bank of New York Trust Company, N.A., as Successor-in-Interest to JPMorgan Chase Bank, National Association, as Trustee SURF 2005-BC1

By /Sandra Castille/
Sandra Castille
Assistant Vice President
LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF Tx

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandra Castille, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of Litton Loan Servicing LP, the Attorney in Fact of said The Bank of New York Trust Company, N.A., as Successor-in-Interest to JPMorgan Chase Bank, National Association, as Trustee SURF 2005-BC1, the within named bargainor, and that he/she as such Authorized Signatory, 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 200712110142920 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 9th day of May, 2008

/Anaelia Castillo/
Notary Public

My Commission expires: _____

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

RETURN TO:

Overland Title Company, LLC
814 East Meade Avenue
Madison, TN 37115