SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/23/08 11:08 2 pgs
Fees:13.00 Taxes:192.10
20080723-0075474

STATE OF ~~TENNESSEE~~ TEXAS
COUNTY OF ~~DAVIDSON~~ Dallas

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $51,920.00.

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16 DAY OF July, 2008

Notary Public

MY COMMISSION EXPIRES:

AFFIX SEAL AKIL WILSON
Notary Public, State of Texas
My Commission Expires
[illegible] 2012

THIS INSTRUMENT WAS PREPARED BY:
Resource Title Agency 3931 Gallatin Pike, Suite B Nashville, TN 37216 615-902-8085

RT3153

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Venture Properties	VENTURE PROPERTIES	061-10-0 166.00 /
(NAME)	(NAME)	
904 Curdwood Blvd.	905 TRAVELERS CT	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	NASHVILLE TN 37220	
(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, Residential funding Company, LLC f/k/a Residential Funding Corporation, Attorney-in-Fact, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Venture Properties,

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:

Land in Davidson County, Tennessee, being part of Lot No. 10 on the Plan of Maplewood Manor, as of record in Book 547, Page 102, Register's Office for Davidson County, Tennessee described as follows, to-wit:

Said Lot No. 10 fronts 55.3 feet on the southerly side of Curdwood Blvd., and runs back 220 feet on the easterly line of 219.9 feet, more or less, on the westerly line, to a line on which it measures 47.7 feet.

Being the same property conveyed to Tony Barbee and wife, Eula Barbee by Warranty Deed from Janine Williams, unmarried, dated September 28, 2004 and recorded October 1, 2004 in Instrument Number 20041001-0118853, 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, Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney-in-Fact by Substitute Trustee's Deed from Priority Trustee Services, dated March 1, 2007, recorded April 2, 2007, of record in Instrument No. 20070402-0038955, 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 ☒ property, known as 904 Curdwood Blvd. Nashville 37216
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 Venture Properties, 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, Residential funding Company, LLC f/k/a Residential Funding Corporation, Attorney-in-Fact, 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, Residential funding Company, LLC f/k/a Residential Funding Corporation, Attorney-in-Fact, has executed this deed this 15th day of July, 2008.

The Bank of New York Trust Company N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, Residential funding Company, LLC f/k/a Residential Funding Corporation, Attorney-in-Fact

By Ryan Kelly

STATE OF TEXAS

COUNTY OF DALLAS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ryan Kelly, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of Residential Funding Company LLC f/ka 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, Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney-in-Fact, 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 20020415-0046166 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 15th day of July, 2008.

Notary Public

My Commission expires: 2/8/12

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

RT3153