SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 07/24/08 10:17 2 pgs
Fees:13.00 Taxes:181.30
20080724-0075755

ELAINE EVERSMEYER
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 $49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23 DAY OF July, 2008

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

RT5692

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Northfork Properties, LLC	SAME	050-13-0-044.00 /
(NAME)	(NAME)	
3221 Ewingdale Drive		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(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 Northfork Properties, LLC,

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 situated in Davidson County, Tennessee, to wit:

Lot Number 22 on the Plan of Section One, Golden Valley Estates, Section I, of record in Plat Book 4175, page 142, Register's Office for said County, to which plat reference is hereby made for a more particular description of said property.

Being the same property conveyed to Stacey M. Brooks-Horton, a married woman, by Cash Deed for Tennessee from Alphonso Jackson, Acting Secretary of Housing and Urban Development of Washington, D.C., dated February 17, 2005, and recorded March 2, 2005, of record in Instrument no. 20050302-0023199, 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 Laura A. Grifka, Substitute Trustee, dated January 31, 2008 and recorded on February 7, 2008 in Instrument No. 20080207-0012747, 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 3221 Ewingdale Drive Nashville 37207
(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 Northfork Properties, LLC, 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 10th day of July, 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 Bill Mueller, VP

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Bill Mueller, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP 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 VP, 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 10th day of July, 2008

Michelle Robertson
Notary Public

My Commission expires: _____

MICHELLE ROBERTSON
COMM. #1646880
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Comm. Exp. FEB. 21, 2010

RETURN TO:

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

RT5692