SPECIAL WARRANTY DEED

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 $65,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29 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

RT7317

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Dwight F. Blackledge (NAME)	Dwight F. Blackledge (NAME)	069-12-0 053.00 /
3305 Courtney Court (ADDRESS)	3305 COURTNEY COURT (ADDRESS)	
Nashville TN 37218 (CITY) (STATE) (ZIP)	NASHVILLE TN 37218 (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 Dwight F. Blackledge, MARRIED

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 Lot No. 12 on the plan of Orchard Hill, of record in Book 2663, Page 98, Registers Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to Donna Capps, unmarried, by Warranty Deed from Ronnie J. Shrader and wife, Marilyn L. Shrader, dated April 26, 2004, recorded April 30, 2004, of record in Instrment No. 20040430-0049281, Register's Office, 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 June 12, 2008, recorded June 24, 2008, of record in Instrument No. 20080624-0064903, and corrected in Instrument No. 20080715-0072421, 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 improved ☒ property, known as 3305 Courtney Court (House Number, (Street)) Nashville (City or Town) 37218 (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 Dwight F. Blackledge, 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.

Davidson County DEEDWARR
Recvd: 07/30/08 10:25 2 pgs
Fees:13.00 Taxes:240.50
20080730-0077854

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 11th 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: _____ Assistant Vice President

Paul LaRosa
Processing Management
Assistant Vice President

STATE OF CONNECTICUT

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. Vice President 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 Asst. Vice Pres., 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 11th day of July, 2008

Notary Public

My Commission expires: _____

SARAH COHEN
NOTARY PUBLIC
State of Connecticut
My Commission Expires
June 30, 2013

RETURN TO:

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

RT7317