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 $110,000.00

Karen L Winkler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30 DAY OF July, 2008

Elaine Eversmeyer
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

RT6418

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Melissa L Ketelsen AND PAUL J. HAMMOND	FIRST HORIZON HOME LOAN	076-05-0 020.00
(NAME)	(NAME)	
4913 Leesa Ann Lane	P.O. Box 1146	LOAN NO
(ADDRESS)	(ADDRESS)	0064227176
Hermitage TN 37076	Memphis TN 38101	
(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, Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Melissa L Ketelsen, UNMARRIED AND PAUL J HAMMOND UNMARRIED JOINT TENENTS WITH THE RIGHT OF SURVIVORSHIP 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. 19 on the plan of Hidden Hill, as shown by plat of record in Plat Book 4860, Page 43, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to Tammy J. Thomas by Warranty Deed from Melissa K. Johns and husband, Michael Howell dated February 25, 2005 and recorded March 10, 2005 in Instrument Number 20050310-0026590, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. by Substitute Trustee's Deed from Laura A. Grifka, Substitute Trustee, dated March 26, 2008 and recorded April 18, 2008 in Instrument Number 20080418-0039473, 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 4913 Leesa Ann Lane Hermitage 37076
(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 Melissa L Ketelsen, and his/her/their assigns, forever.

Said Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A., 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: 07/31/08 10:43 2 pgs
Fees:13.00 Taxes:407.00
20080731-0078508

IN WITNESS WHEREOF, the said Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A., has executed this deed this 16th day of June, 2008

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

By: _____

Wayne Arute
Processing Management
Junior Officer

RESIDENTIAL FUNDING COMPANY, LLC
A DELAWARE CORPORATE SEAL

STATE OF Connecticut

COUNTY OF Hartford

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared WAYNE ARUTE, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PROC MAN JO of Residential Funding Company LLC f/k/a Residential Funding Corporation, the Attorney in Fact of said Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A., the within named bargainor, and that he/she as such Proc Man JO, 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 200204150046166 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 16th day of June, 2008

_____
Notary Public

My Commission expires: _____

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

DENISE ANTUNES NOTARY PUBLIC CONNECTICUT

RETURN TO:

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

RT6418