# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/18/08 09:17 3 pgs
Fees:18.00 Taxes:166.50
**20080818-0084411**

HAL E. WILSON
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 $45,000.00

Elizabeth Marion
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 13th DAY OF August 2008

Notary Public

MY COMMISSION EXPIRES: 8/23/11
(AFFIX SEAL)

**THIS INSTRUMENT WAS PREPARED BY**
Resource Title Agency
3931 Gallatin Pike, Suite B, Nashville, TN 37216, 615-782-8115

RT5990

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Trustee, Inc., Trustee for the 1201 West Trinity Lane Trust | | 070-06-0-025.00/ |
| (NAME) 1201 West Trinty Lane | (NAME) 242 W. Main St #300 | |
| (ADDRESS) | (ADDRESS) Hendersonville, TN 37075 | |
| Nashville TN 37218 (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 Trustee, Inc., Trustee for the 1201 West Trinity Lane Trust,

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:

Being in the 13th, formerly the 23rd Civil District of said county and state, being part of Lot No. 1 on the unrecorded subdivision of the J.S. Sprulock Lands on West Trinity Lane, described partly according to a survey made by Erle Drake, County Surveyor, November 20, 1935 as follows:

Beginning at a point on the northerly margin of West Trinity Lane, formerly Youngs Lane as now widened at the intersection of the northerly margin of said lane and the western boundary line of Lot No. 2 of said subdivision conveyed to J.P. Purvis and wife, by Asbery Martin and wife by Deed of Record in Book 1306, Page 428, Register's Office for said County; thence with said Purvis boundary line North 14 1/4 deg. West 230 feet; thence westerly and parallel with the northerly margin of said lane 90 feet; thence South 14 /14 deg. East 230 feet to the northerly margin of said lane; thence with the northerly margin of said lane, easterly 90 feet to the beginning.

Included in the above description but excluded from this conveyance the property conveyed to the Metropolitan Government of Nashville and Davidson County recorded December 11, 1990 in Book 8255, Page 212, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Latreca Hall by Warranty Deed from Barbara A. Young, unmarried dated December 17, 2004 and recorded on December 22, 2004 in Instrument No. 20041222-0152174, Register's Office for Davidson County, Tennessee.

Said property being further 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 Nationwide Trustee Services, Inc., Substitute Trustee, dated February 14, 2008 and recorded on February 21, 2008 in Instrument No. 20080221-0016897, said Register's Office.

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 1201 West Trinty Lane Nashville 37218
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 Trustee, Inc., Trustee for the 1201 West Trinity Lane Trust, 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 5th day of August, 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, V.P.

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 V.P. of Residential Funding Company, LLC, fka Residential Funding Corp., 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 V.P., 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 5th day of August, 2008

Notary Public

My Commission expires: _____

MICHELE ARCHULETA
Commission # 1541789
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2009

**RETURN TO:**

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

**RT5990**

I, Daphne M. Davis, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Daphne M Davis

Signature

State of TN
County of Davidson

Personally appeared before me, Elizabeth Maison, a notary public for this county and state, Daphne M. Davis, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Elizabeth Maison

Notary's Signature

ELIZABETH MAISON
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY

My commission expires: 4-15-2012

(Seal)