SPECIAL WARRANTY DEED

After Recording Return to:
Bridgehouse Title
342 Cool Springs Blvd. Ste 202
Franklin, TN 37067
File 8588

STATE OF TENNESSEE
COUNTY OF **Davidson**

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $88,000.00

Alex O. Serra Gomez
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22nd DAY OF August 2008

Notary Public

MY COMMISSION EXPIRES: 12-06-2011

(AFFIX SEAL)

NOTARY PUBLIC SUSAN DUFF MILLER COUNTY, TN LARGE

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

RT6724

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alex O Serra Gomez and Aurelia Huerta-Murguia	Southeast Financial Federal Credit Union	148-07-0 131.00 /
(NAME)	(NAME)	
204 Rader Drive	220 South Royal Oaks Blvd	
(ADDRESS)	(ADDRESS)	
	Franklin, TN 37064	
Antioch TN 37013		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 08/26/08 11:01 2 pgs
Fees:13.00 Taxes:325.60

20080826-0087617

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 Alex O Serra Gomez and wife Aurelia Huerta-Murguia,

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. 901 on the plan of Cherokee Hills, Section Nine, of record in Plat Book 4300, page 135, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Jennifer L. Stokes by Warranty Deed from Richard D. Carr, Jr. and wife, Ginger Harrelson Carr dated June 21, 2004 and recorded June 24, 2004 in Instrument Number 20040624-0075388, Register's Office for Davidson County, Tennessee, AND;

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, as Substitute Trustee, dated April 24, 2008 and recorded May 5, 2008 in Instrument Number 20080505-0045874, 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 204 Rader Drive (House Number, (Street)) Antioch (City or Town) 37013 (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 Alex O Serra Gomez and Aurelia Huerta-Murguia, 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 4th 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 Corp., Attorney in Fact

By _____

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 Jason Morris, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Junior Officer of Residential Funding Company, LLC, fka Residential Funding Copr., 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 Junior Officer 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 4th day of August, 2008

My Commission expires: April 29, 2011

Notary Public

L. A. LANCASTER
Commission # 1735857
Notary Public - California
Riverside County
My Comm. Expires Apr 29, 2011

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Nashville, TN 37216

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