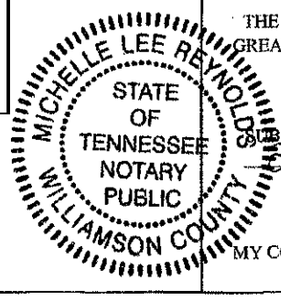
SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/03/08 14:01 3 pgs
Fees:18.00 Taxes:895.84
20081103-0109290



STATE OF TENNESSEE,
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,120.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 31st DAY OF October 2008

Notary Public

MY COMMISSION EXPIRES: June 20, 2011
(AFFIX SEAL)

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

RT7707

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew Salada and Michelle Salada	Pinnacle NAtional Bank	127-16-0-007.00
(NAME)	(NAME)	
106 Harpeth Valley Road	211 Commerce St, Suite 300	
(ADDRESS)	(ADDRESS)	
Nashville TN 37221	Nashville, TN 37201	
(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 as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for SAMI II 2006-AR7, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Matthew Salada and Michelle Salada, husband and wife.

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:

A certain tract or parcel of land located in Davidson County, Tennessee:

Being Lot No. 63 on the Map of Bellevue Manor, of record in Book 3600, Pages 32 and 33, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Billy Gant, by Warranty Deed from James B. Gann and wife, Virginia E. Gann, dated July 31, 2002, recorded August 5, 2002, of record in Instrument Number 20020805-0093553, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Sallie E. Gant, by Quitclaim Deed from Sarah A. Gant, dated July 22, 2005, recorded July 27, 2005, of record in Instrument Number 20050727-0087571, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for SAMI II 2006-AR7, by Successor Trustee's Deed from Philip M. Kleinsmith, as Trustee, dated July 17, 2008, recorded July 29, 2008, of record in Instrument Number 20080729-0077229, 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 106 Harpeth Valley Road Nashville 37221
(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 Matthew Salada and Michelle Salada, and his/her/their assigns, forever.

Said Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for SAMI II 2006-AR7, 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 Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for SAMI II 2006-AR7, has executed this deed this 12th day of September, 2008

Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for SAMI II 2006-AR7 by Countrywide Home Loans Servicing LP, Attorney in Fact

By Rocio Iniguez, Asst Secretary

Fadarryl Lundy

Fadarryl Lundy

STATE OF TEXAS

COUNTY OF COLLIN

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Rocio Iniguez, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Countrywide Home Loans Servicing LP, the Attorney in Fact of said Bank of New York as Successor in Interest to JP Morgan Chase Bank, N.A., as Trustee for SAMI II 2006-AR7, the within named bargainor, and that he/she as such Assistant Secretary, 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 20081103-0109289 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 12th day of September, 2008

Notary Public

My Commission expires: 09-21-2011

NOTARY PUBLIC STATE OF TEXAS

WALID M MOUNEIMNE
My Commission Expires
September 21, 2011

Prepared by and **RETURN TO:**

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

RT7707

CERTIFICATE OF AUTHENTICITY

I, Christopher R Jackson, 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.

Custodian

Cumberland Title

STATE OF TENNESSEE

COUNTY OF WILLIAMSON

Personally appeared before me, Michelle Lee Reynolds, a notary public for this county and state, Christopher R. Jackson, who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary Public

(SEAL)

MICHELLE LEE REYNOLDS
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

My Commission Expires: June 20, 2011

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