SPECIAL WARRANTY DEED

KAREN WINKLER 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 $51,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5TH DAY OF NOVEMBER 2008

Notary Public

MY COMMISSION EXPIRES: 9/3/2012
(AFFIX SEAL)

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

Davidson County DEEDWARR
Recvd: 11/06/08 10:52 2 pgs
Fees:13.00 Taxes:190.55
20081106-0110466

RT7854

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Alla Bruck and Irina Bruck	SAME	080-07-0-046.00 /
(NAME) 3311 Panorama Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
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 Alla Bruck and Irina Bruck, 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, described as follows:

Being Lot No. 481, as shown on the map entitled Section 6, Bordeaux Hills, of record in Plat Book 3842, Page 10, 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 Amos Long and wife, Donna Long, by Warranty Deed from Norma Edwards Jackson, Executrix of the Estate of Norma Fields Edwards, dated September 4, 2003, recorded September 9, 2003, of record in Instrument Number 200309090131524, Register's Office for 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, as Substitute Trustee, dated August 14, 2008, recorded August 22, 2008, of record in Instrument Number 200808220086575, 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 3311 Panorama Drive Nashville 37218
(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 Alla Bruck and Irina Bruck, 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 24th day of October, 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, fka Residential Funding Corporation, Attorney in Fact

By Sharmel Dawson-Tyau, PMJO

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 Sharmel Dawson-Tyau, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMJO of Residential Funding Company, LLC, fka 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 PMJO, 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 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 24th day of October, 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

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