SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 11/24/08 11:19 2 pgs
Fees:13.00 Taxes:416.25
20081124-0114996



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,500.00

Sharon L. Wright
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF November, 2008

Melanie S. Marinelli
Notary Public

MY COMMISSION EXPIRES: 7/26/09
(AFFIX SEAL)

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

RT5100

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jillian Collins	Bank of America, N.A.	150-02-0 098.00
(NAME) 697 Lake Terrace Drive	(NAME) P.O. Box 1675	
(ADDRESS)	(ADDRESS) Coraopolis PA 15108	LOAN NUMBER
Nashville TN 37217		68070966307
(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 Mellon Trust Company, National Association, fka The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jillian Collins, unmarried,

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. 12 on the plan of Revised Castlegate Section 3 and 6 of record in Plat Book 6200, Page 565, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Richard L. Ogle and wife, Dee A. Ogle by Warranty Deed from Chander Kanal and wife, Sunita Kanal, dated March 19, 2004 and recorded March 23, 2004 in Instrument 20040323-0032467, 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 JP Morgan Chase Bank, N.A. as Trustee by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., as Substitute Trustee, dated November 15, 2007 and recorded November 29, 2007 in Instrument Number 20071129-0138451 and re-recorded on December 14, 2007, of record in Instrument No. 20071214-0143912, Register's Office for Davidson County, Tennessee.

The above grantee is now known as The Bank of New York Mellon Trust Company, National Association, fka The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. as Trustee pursuant to the office of the Comptroller of the Currency effective July 1, 2008 and signed by J. Greg Parvin, Director for District Licensing

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 697 Lake Terrace Drive Nashville 37217
(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 Jillian Collins, and his/her/their assigns, forever.

Said The Bank of New York Mellon Trust Company, National Association, fka The Bank of New York Trust Company, N.A. as successor to JP Morgan 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 Mellon Trust Company, National Association, fka The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. as Trustee., has executed this deed this 23rd day of October, 2008

The Bank of New York Mellon Trust Company, National Association, fka The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. as Trustee by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact

By _____
Ryan Kelly

STATE OF ~~CALIFORNIA~~ TEXAS

COUNTY OF ~~SAN DIEGO~~ Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Ryan Kelly, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the L.S.O of Residential Funding Company, LLC, fka Residential Funding Corporation, the Attorney in Fact of said The Bank of New York Mellon Trust Company, National Association, fka The Bank of New York Trust Company, N.A. as successor to JP Morgan Chase Bank, N.A. as Trustee., the within named bargainor, and that he/she as such L.S.O., 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 23rd day of October, 2008

E Evelyn Brown
Notary Public

My Commission expires: 11-02-11

E. EVELYN BROWN
Notary Public, State of Texas
My Commission Expires
November 02, 2011

RETURN TO:

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

RT5100