KW

SPECIAL WARRANTY DEED

KAREN WINKLER NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $57,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF July 2009

Notary Public

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

BILL GARRETT, Davidson County
Trans: T20090052132 DEEDWARR
Recvd: 08/03/09 09:35 2 pgs
Fees: 13.00 Taxes: 212.75

20090803-0072211

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT10245

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Province Builders, LLC	Province Builders, LLC	059-05-0 034.00 /
(NAME)	(NAME)	
4149 Boyd Drive	PO Box 2226	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218	Brentwood, TN 37024	
(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 JPMorgan Chase Bank N.A. as Trustee for RAMP 2005RZ4 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Province Builders, LLC,

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. 95 on the Plan of Buena Vista Estates, Section 3, of record in Book 4175, Page 139, Register's Office for said county, to which reference is hereby made for a more complete and accurate legal description.

Said Lot Number 95 fronts 75.0 feet on the Westerly side of Boyd Drive and extends back 150.0 feet on the Northerly line and 150.0 feet on the Southerly line to a dead line in the rear, measuring 75.0 feet thereon.

Being the same property conveyed to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2005RZ4 by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated June 18, 2009 and recorded June 25, 2009 in Instrument Number 20090625-0059114, 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.

This is unimproved ☐ improved ☒ property, known as 4149 Boyd Drive (House Number, (Street)) Nashville (City or Town) 37218 (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 Province Builders, LLC, 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 JPMorgan Chase Bank N.A. as Trustee for RAMP 2005RZ4 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 JPMorgan Chase Bank N.A. as Trustee for RAMP 2005RZ4, has executed this deed this 16th day of July, 2009

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RAMP 2005RZ4 by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact

by Jeannette Bochniak

STATE OF CA

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Jeannette Bochniak, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Prod. Mgnt Asst Junior Officer 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 JPMorgan Chase Bank N.A. as Trustee for RAMP 2005RZ4, the within named bargainor, and that he/she as such 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 20020415-0046166, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 16th day of July, 2009

Notary Public

My Commission expires: 4/28/11

ANNETTE MIRANDA SIERRA
COMM. # 1742331
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires April 28, 2011

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT10245