12 P

**SPECIAL WARRANTY DEED**

JEAN K. PETERSON
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY
COMM EXPIRES DEC. 19, 2011

STATE OF TENNESSEE
COUNTY OF Sumner

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $39,500.00

Jennifer X. Bentley
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21 DAY OF September 2009

Jean K Peterson
Notary Public

MY COMMISSION EXPIRES: 12-19-11 (AFFIX SEAL)

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

RT10254

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Noel E McPherson | Noel E. McPherson | 149-05-0079.00 |
| (NAME) | (NAME) | |
| 4821 Jason Drive | 2008 Ransom Place | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | Nashville TN 37217 | |
| (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 America, National Association, as successor by merger to LaSalle Bank, National Association, as trustee for WMALT 2005-10 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Noel E McPherson, a single man

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. 133 on the plan of Section One, Terragon Trails, of record in Book 4860, Page 61, as amended in Book 5066, Page 836, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to Bank of America, National Association, as successor by merger to LaSalle Bank, National Association, as trustee for WMALT 2005-10 by Substitute Trustee's Deed from Shapiro & Kirsch, LLP, Substitute Trustee, dated June 23, 2009 and recorded July 13, 2009 in Instrument Number 20090713-0064955, said Register's Office.

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 4821 Jason Drive Antioch 37013
(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 Noel E McPherson, and his/her/their assigns, forever.

Said Bank of America, National Association, as successor by merger to LaSalle Bank, National Association, as trustee for WMALT 2005-10 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.

BILL GARRETT, Davidson County
Trans: T20090066456 DEEDWARR
Recvd: 09/30/09 10:27 2 pgs
Fees: 13.00 Taxes: 146.15
20090930-0090645

IN WITNESS WHEREOF, the said Bank of America, National Association, as successor by merger to LaSalle Bank, National Association, as trustee for WMALT 2005-10, has executed this deed this ~~11~~ 15th day of September, 2009

Bank of America, National Association, as successor by merger to LaSalle Bank, National Association, as trustee for WMALT 2005-10 by JPMorgan Chase Bank, National Association, Attorney in Fact

By Brenda Oxford

Vice President

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Brenda Oxford, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of JPMorgan Chase Bank, National Association, the Attorney in Fact of said Bank of America, National Association, as successor by merger to LaSalle Bank, National Association, as trustee for WMALT 2005-10, the within named bargainor, and that he/she as such Vice President, 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 20090930009064 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 15th day of September, 2009

Sarah K. Arnold
Notary Public

My Commission expires: 2/2/13

SARAH K. ARNOLD
MY COMMISSION #DD857425
EXPIRES: FEB 02, 2013
Bonded through 1st State Insurance

**RETURN TO:**

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

**RT10254**