MW

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30th DAY OF September 2009

Notary Public

MY COMMISSION EXPIRES: 3/20/10

(AFFIX SEAL)

MELINDA M. WARD
STATE OF TENNESSEE
NOTARY PUBLIC

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2639 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT10164

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Misty Patton and Brett Patton	same as new buyer	149-06-0 019.00
(NAME) 4948 Pebble Creek Drive	(NAME)	
(ADDRESS)	(ADDRESS)	
Antioch TN 37013		
(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 RASC 2002KS4 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Misty Patton and Brett Patton, wife and Husband 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. 71 on the Plan of Pebble Creek Subdivision, Section Two, of record in Book 5210, Page 95, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

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 RASC 2002KS4 by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated June 4, 2009 and recorded June 9, 2009 in Instrument Number 20090609-0053479, 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 4948 Pebble Creek 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 Misty Patton and Brett Patton, 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 RASC 2002KS4, 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:T20090067661 DEEDWARR
Recvd: 10/05/09 10:36 2 pgs
Fees:13.00 Taxes:377.40

20091005-0092220

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 RASC 2002KS4, has executed this deed this 19th day of August, 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 RASC 2002KS4 by Residential Funding Company, LLC, fka Residential Funding Corporation Attorney in Fact

by Lisa Sader Processing Management
Asst. Junior Officer

STATE OF CT

COUNTY OF Hartford

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Lisa Sader, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst. Jr. Officer of Residential Funding Company, LLC, 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 RASC 2002KS4 the within named bargainor, and that he/she as such Asst. Jr. 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 19th day of August, 2009

Notary Public

ERICA J. TIGRETT
NOTARY PUBLIC
State of Connecticut
My Commission Expires
April 30, 2013

My Commission expires: _____

RETURN TO:

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

RT10164