(2)

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF Williamson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $104,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 23rd DAY OF October 2009

Notary Public

MY COMMISSION EXPIRES: 12-06-2011
(AFFIX SEAL)

SUSAN DUFF NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TN

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

RT9803

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin L Neece and Michelle P Neece	Same As New Owner	119-04-0 120.00
(NAME)	(NAME)	
1001 Whitehall Drive		
(ADDRESS)	(ADDRESS)	
Franklin, TN 37069		
(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 F/K/A The Bank of New York as Successor to JPMorgan Chase Bank, National Association, F/K/A JPMorgan Chase Bank, as Trustee for the PPT Asset-Backed Certificates, Series 2004-1 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Justin L Neece and wife Michelle P Neece,

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. 134, Section 3, Glencliff Estates, as of record in Book 1424, Page 1, Register's Office for said county, to which plan reference is hereby made for a more complete description.

Said Lot No. 134 fronts 160 feet on the Northwesterly side of Lawndale Drive and runs back between parallel lines 230.3 feet on the Northeasterly line and 271.9 feet on the Southwesterly line, to a dead line in the which is a broken line measuring 80 feet thereon.

Being the same property conveyed to The Bank of New York Mellon F/K/A The Bank of New York as Successor to JPMorgan Chase Bank, National Association, F/K/A JPMorgan Chase Bank, as Trustee for the PPT Asset-Backed Certificates, Series 2004-1 by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee, dated March 17, 2009 and recorded April 27, 2009 in Instrument Number 20090427-0037940, 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 315 Lawndale 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 Justin L Neece and Michelle P Neece, and his/her/their assigns, forever.

Said The Bank of New York Mellon F/K/A The Bank of New York as Successor to JPMorgan Chase Bank, National Association, F/K/A JPMorgan Chase Bank, as Trustee for the PPT Asset-Backed Certificates, Series 2004-1, 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:T20090073318 DEEDWARR
Recvd: 10/28/09 13:55 2 pgs
Fees:13.00 Taxes:384.80

20091028-0099542

IN WITNESS WHEREOF, the said The Bank of New York Mellon F/K/A The Bank of New York as Successor to JPMorgan Chase Bank, National Association, F/K/A JPMorgan Chase Bank, as Trustee for the PPT Asset-Backed Certificates, Series 2004-1, has executed this deed this 29th 30 day of September, 2009

The Bank of New York Mellon F/K/A The Bank of New York as Successor to JPMorgan Chase Bank, National Association, F/K/A JPMorgan Chase Bank, as Trustee for the PPT Asset-Backed Certificates, Series 2004-1

by Sandra Castillo
Assistant Vice President

LITTON LOAN SERVICING, LP
ATTORNEY-IN-FACT

STATE OF Texas

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandra Castillo, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of Litton Loan Servicing, LP, the Attorney in Fact of said The Bank of New York Mellon F/K/A The Bank of New York as Successor to JPMorgan Chase Bank, National Association, F/K/A JPMorgan Chase Bank, as Trustee for the PPT Asset-Backed Certificates, Series 2004-1 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 # 20091028-0099511 Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 30th day of September, 2009

JENNIFER M. MARTINEZ
MY COMMISSION EXPIRES
AUGUST 27, 2011

My Commission Expires

Notary Public

RETURN TO:

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

RT9803