SPECIAL WARRANTY DEED

KAREN WINKLER STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $56,500.00

Charlotte A. Bethel
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF NOVEMBER 2009

Karen L Winkler
Notary Public

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

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

RT10728

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Luciano Scala	Luciano Scala	148-13-0 030.00
(NAME)	(NAME)	
305 Melpar Drive	5845 Nolensville Pike	
(ADDRESS)	(ADDRESS)	
	#148	
Nashville TN 37211	Nashville TN 37211	
(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. sbm Bank One National Association as for RASC 2001KS2 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Luciano Scala, Married

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. 80 on the Plat of Locustwood, Section Three, as of record in Book 2663, Page 29, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

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. sbm Bank One National Association as for RASC 2001KS2 by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated October 1, 2009 and recorded October 6, 2009 in Instrument Number 20091006-0092840, 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 305 Melpar Drive (House Number, (Street)) Nashville (City or Town) 37211 (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 Luciano Scala, 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. sbm Bank One National Association as for RASC 2001KS2 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:T20090080445 DEEDWARR
Recvd: 11/30/09 09:55 2 pgs
Fees:13.00 Taxes:209.05
20091130-0108905

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. sbm Bank One National Association as for RASC 2001KS2, has executed this deed this 20th day of November, 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. sbm Bank One National Association as for RASC 2001KS2 by Residential Funding Company, LLC, fka Residential Funding Corp., Attorney in Fact

by Lisa Sader

Processing Management
Asst. Junior Officer

STATE OF Connecticut

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. Junior 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. sbm Bank One National Association as for RASC 2001KS2, 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 20th day of November, 2009

Notary Public

My Commission expires: _____

SARAH COHEN
NOTARY PUBLIC
State of Connecticut
My Commission Expires
June 30, 2015

RETURN TO:

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

RT10728