BOX #14A

SPECIAL WARRANTY DEED

G#4406-2

BILL GARRETT, Davidson County
Trans:T20090082622 DEEDWARRSP
Recvd: 12/07/09 13:14 2 pgs
Fees:13.00 Taxes:259.00
20091207-0111852

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $70,000.00

Thomas Lee Sanders
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF DECEMBER, 2009

Katherine Goodson
Notary Public

MY COMMISSION EXPIRES: May 2, 2011
(AFFIX SEAL)

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

KATHERINE GOODSON STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TENN.

RT10782

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Thomas Lee Sanders	"New Owner"	083-04-0 290.00
(NAME) 401 Gentry Avenue	(NAME)	
(ADDRESS) Nashville, TN 37206	(ADDRESS)	
(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 WMABS 2006HE5 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Thomas Lee Sanders, unmarried

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. 5, revision to Youngs Valley Section Two of record in Book 6200, Page 773, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Rosalind Weatherspoon and Willie Weatherspoon by Warranty Deed from Suwannee Properties LLC and Investors Development LLC dated December 5, 2002 and recorded December 10, 2002 in Instrument Number 20021210-0152137, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMABS 2006HE5 by Substitute Trustee's Deed from Patrick Taggart, as Substitute Trustee, dated October 22, 2009 and recorded October 27, 2009 in Instrument Number 20091027-0099032, 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 2114 Rose Cliff Drive Nashville 37206
(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 Thomas Lee Sanders, and his/her/their assigns, forever.

Said Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMABS 2006HE5 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 Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMABS 2006HE5, has executed this deed this 23rd day of November, 2009

Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMABS 2006HE5 by JPMorgan Chase Bank, NA, Attorney in Fact

NICKI DRIGGERS

~~Molly Schenck~~ Vice President

by Molly Schenck

MOLLY SCHENCK

STATE OF Fl.

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared MOLLY SCHENCK, 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, NA, the Attorney in Fact of said Bank of America, National Association as successor by merger to LaSalle Bank National Association as trustee for WMABS 2006HE5, 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 20090930-0090644, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 23rd day of November, 2009

Notary Public

My Commission expires: 5-28-2012

BERNADETTE GILMORE
MY COMMISSION # DD 792361
EXPIRES: May 28, 2012
Bonded Thru Notary Public Underwriters

RETURN TO: JOHN T. COOK, P.C.

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

RT10782