# 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 $73,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF December 2009

Notary Public

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

Davidson County DEEDWARRSP
Recvd: 12/22/09 15:48 3 pgs
Fees:18.00 Taxes:270.10
**20091222-0116582**

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

RT10712

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Jarred McNeal | Jarred McNeal | 161-11-0-A 017.00 CO / |
| (NAME) 359 Huntington Ridge Drive | (NAME) | |
| (ADDRESS) | (ADDRESS) 704 Shelby Ave | |
| Nashville TN 37211 (CITY) (STATE) (ZIP) | Nashville, TN 37208 (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 RAMP 2006RP4, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Jarred McNeal, a married 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 Unit Number 17 on the Plan of Huntington Ridge Townhouses, a Planned Unit Development, as of record in Book 4675, Page 9, 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 Suzanne C. Parrish, married, by Warranty Deed from Thomas R. Wales and wife, Elizabeth J. Wales dated March 24, 1999 and recorded March 25, 1999 in Book 11399, Page 961, Register's Office for Davidson County, Tennessee, AND;

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 RAMP 2006RP4 by Substitute Trustee's Deed from Patrick A. Taggart, as Substitute Trustee, dated October 1, 2009 and recorded October 6, 2009 in Instrument Number 20091006-0092839, 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 359 Huntington Ridge Drive Nashville 37211
(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 Jarred McNeal, 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 RAMP 2006RP4., 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 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 RAMP 2006RP4., has executed this deed this 6th 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. as Trustee for RAMP 2006RP4 by Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney in Fact

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared _____, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the _____ of Residential Funding Company, LLC f/k/a Residential Funding Corporation, 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 RAMP 2006RP4., the within named bargainor, and that he/she as such _____, 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 ~~20060901-0101085~~20020415-0076166, of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 6th day of November, 2009

My Commission expires: April 29, 2011

Notary Public

L. A. LANCASTER
Commission # 1733857
Notary Public - California
Riverside County
My Comm. Expires Apr 29, 2011

**RETURN TO:**

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

**RT10712**

Certificate of Authenticity

I, Karen Winkler, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Karen Winkler

Signature

State of Tennessee

County of Davidson

Personally appeared before me, Jean Peterson, a notary public for this county and state, Karen Winkler who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Jean K Peterson

Notary's Signature

My Commission Expires: 12-19-11

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