# SPECIAL WARRANTY DEED

CHARLOTTE A. BETHEL NOTARY PUBLIC AT LARGE CHEATHAM CO. TENN.

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Alan Johnson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 26th DAY OF April 2010

Charlotte A. Bethel
Notary Public

MY COMMISSION EXPIRES: 6-5-12
(AFFIX SEAL)

BILL GARRETT, Davidson County
Trans: T20100025330 DEEDWARR
Recvd: 04/28/10 11:38 2 pgs
Fees: 13.00 Taxes: 155.40
20100428-0032218

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

RT11267

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Richard Martin (NAME) | Richard D. Martin (NAME) | 034-13-0-090.00 |
| 119-121 Welworth Street (ADDRESS) | 3716 Anderson (ADDRESS) | |
| | Nashville, TN 37217 | |
| Madison (CITY) TN (STATE) 37115 (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 RAMP 2006RS2 , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Richard Martin, 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:

Land in Davidson County, Tennessee, being Lot No. 5, Block A on the Map of Eastlawn Subdivision of record in Plat book 547, Pages 153 and 154, Register's Office for said County, to which reference is hereby made for a more complete description.

Said property being further 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 2006RS2 by Substitute Trustee's Deed from Patrick Taggart, on behalf of MCC TN, LLC, Substitute Trustee, dated February 18, 2010 and recorded on February 23, 2010 in Instrument No. 20100223-0013671, 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 119-121 Welworth Street (House Number, (Street)) Madison (City or Town) 37115 (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 Richard Martin, 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 2006RS2, 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.

*property is being used for investment purposes only and is not the marital residence of the grantee herin named.

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 2006RS2, has executed this deed this 8th day of April, 2010

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 2006RS2 by Residential Funding Company, LLC, Attorney in Fact

by _____

**Ximena Wolf**
**PMJO**

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Ximena Wolf**, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMJO 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 RAMP 2006RS2, the within named bargainor, and that he/she as such PMJO, 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 20100322-0021031, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 8th day of April, 2010

Notary Public

My Commission expires: 4/22/11

NOTARY PUBLIC-STATE OF FLORIDA
Rose Dorsett-Boles
Commission # DD665856
Expires: APR. 22, 2011
BONDED THRU ATLANTIC BONDING CO., INC.

**RETURN TO:**

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

**RT11267**