# SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100034849 DEEDWARRSP
Recvd: 06/08/10 13:28 2 pgs
Fees:13.00 Taxes:120.25
20100608-0044481

FRANCINE K JOHNSON
STATE OF TENNESSEE NOTARY PUBLIC
WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $32,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4th DAY OF June 2010

Notary Public

MY COMMISSION EXPIRES: 5-26-2014
(AFFIX SEAL)

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

RT11286

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Mary B Mitchell | Mary B Mitchell | 070-13-0-138.00 |
| (NAME) | (NAME) | |
| 3106 River Drive | 6766 Pennywell Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37218 | Nashville TN 37205 | |
| (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, N.A. as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Mary B Mitchell**, 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:

Land in Davidson County, Tennessee, being Lot No. 6 on the Map of Hailey's Subdivision of part of Lot no. 5 in G.T. Sheegog's Subdivision at Bordeaux, as of record in Book 547, Page 155, Register's Office for said County.

Said Lot No. 6 begins at a point on the northeasterly side of River Drive, 165 feet southeasterly from the intersection of said River Drive and South Hamilton Road and running thence northeasterly with the rear of Lots 1 and 2 on said Map 177 feet, 4 inches to a dead line; thence southeasterly with said dead line 100 feet to a point, the northeasterly corner of said Lot No. 7 on said map; thence southwesterly with the line of said Lot No. 7, 179 feet to River Drive, thence with said River Drive northwesterly, 100 feet to the beginning.

Said property being further conveyed to The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A. as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-1 by Trustee's Deed from Shellie Wallace, Successor Trustee, dated February 10, 2010 and recorded on February 16, 2010 in Instrument No. 20100216-0011416, 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 3106 River Drive Nashville 37218
(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 Mary B Mitchell, 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, N.A. as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-1, 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.

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, N.A. as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-1, has executed this deed this 1 day of June, 2010

The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, N.A. as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-1 by Litton Loan Servicing, LP, Attorney in Fact

By

J. LYNN BURROW
VICE PRESIDENT

STATE OF Tx

COUNTY OF Harris

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared J. LYNN BURROW, 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, N.A. as trustee for the benefit of the Certificateholders of Popular ABS, Inc. Mortgage Pass-Through Certificates Series 2005-1, the within named bargainor, and that he/she as such Authorized Signatory, 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 20100212-0011014, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 1 day of June, 2010

Notary Public

My Commission expires: _____

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

**RETURN TO:**

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

**RT11286**

3106 River Drive
Nashville, TN 37218