SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100039683 DEEDWARRSP
Recvd: 06/29/10 15:10 2 pgs
Fees:13.00 Taxes:558.07
20100629-0050847

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $150,830.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 23rd DAY OF June, 2010

Notary Public

MY COMMISSION EXPIRES: August 23rd, 2014
(AFFIX SEAL)

CHARLES D. LORAINE, JR.
Notary Public, State of Ohio
Recorded in Geauga County
My Commission Expires
August 23rd, 2014

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11186

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Erica R. Reynolds, an unmarried woman and Sherrie A. Reynolds-Atekha, an unmarried woman	Erica R. Reynolds & Sherrie A. Reynolds - Atekha	058-09-0-A 008.00 CO
(NAME) 2032 Harvest Lane	(NAME) 2032 Harvest Lane	
(ADDRESS)	(ADDRESS)	
Nashville TN 37218 (CITY) (STATE) (ZIP)	Nashville TN 37218 (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, N.A. fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, Mortgage Asset-Backed Pass-Through Certificates, Series 2005-RP1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Erica R. Reynolds, an unmarried woman and Sherrie A. Reynolds-Atekha, , an unmarried woman, 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:

Lot 8 of Creekside Trials, Phase 1, as shown on plat of record in Instrument Number 20001026-0106269, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Scott W. Howse and wife, Amanda D. Howse by Warranty Deed from Great Southern Homes, Inc. dated August 23, 2002 and recorded September 4, 2002 in Instrument Number 20020904-0106200, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Bank of New York Mellon Trust Company, N.A. fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, Mortgage Asset-Backed Pass-Through Certificates, Series 2005-RP1 by Trustee's Deed from Shellie Wallace as Successor Trustee dated January 7, 2010 and recorded January 11, 2010 in Instrument Number 20100111-0002588, 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 2032 Harvest Lane 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 Erica R. Reynolds and Sherrie A. Reynolds-Atekha, and his/her/their assigns, forever.

Said The Bank of New York Mellon Trust Company, N.A. fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, Mortgage Asset-Backed Pass-Through Certificates, Series 2005-RP1, 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, N.A. fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, Mortgage Asset-Backed Pass-Through Certificates, Series 2005-RP1, has executed this deed this 3rd day of May, 2010

The Bank of New York Mellon Trust Company, N.A. fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, Mortgage Asset-Backed Pass-Through Certificates, Series 2005-RP1 by Residential Funding Company, LLC, Attorney in Fact

by

Robert Tompkins
Assistant Secretary

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Robert Tompkins, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Secretary of Residential Funding Company, LLC, the Attorney in Fact of said The Bank of New York Mellon Trust Company, N.A. fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee, Mortgage Asset-Backed Pass-Through Certificates, Series 2005-RP1, the within named bargainor, and that he/she as such Assistant Secretary, 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 3rd day of May, 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

RT11186