This Instrument prepared by: Real Estate Title Services, 5909 Shelby Oaks Drive, Suite 212, Memphis, TN. 38134 Phone (901)-383-8599

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 24th day of May, 2010, by and between, U.S. Bank National Association as Trustee for WAMU Mortgage and Pass Through Certificate for WMALT Series 2007-2 by J.P. Morgan Chase Bank, N.A. It's attorney in fact, party of the first part and Margaret K. Conway Pearson, a married person party of the second part.

WITNESSETH: That for the consideration hereinafter expressed the said party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described real estate, situated and being in the County of Davidson, State of Tennessee:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit:

Lot Number 36 on the Plan of P.S. Stump Plan of Lots of record in Plat Book 2, Page 74 and 78, Chancery Court for Nashville, Davidson County, Tennessee, and referenced in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description thereof.

SUBJECT TO: Easements, building setback lines and certain restrictions as may be shown on plan of P.S. Stump Subdivision recorded May 11, 1929 in Plan Book 2, Page 74 and 78, Chancery Court at Nashville, Tennessee.

SUBJECT TO: All zoning regulations, building restrictions, easements and/or setback lines rights for public utilities, or other governmental regulations applicable to the property described herein, but excluding any covenants conditions or restrictions of record in the Register's Office for Davidson County, Tennessee that would violate Title 42 USC 3604.

Being the same property conveyed to U.S. BANK, NATIONAL ASSOCIATION as Trustee for WAMU Mortgage Pass Through Certificate for WMALT Series 2007-2 by Substitute Trustee's Deed from Ashley M. Jones, Authorized Agent for Shapiro & Kirsch, LLP, Substitute Trustee, dated November 17, 2009, recorded November 25, 2009 at Instrument Number 20091125-0108474, Register's Office for Davidson County, Tennessee.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, their heirs and assigns in fee simple forever.

And the said party of the first part does hereby covenant with the said party of the second part that they is/are lawfully seized in fee of the aforedescribed real estate; that they has/have a good right to sell and convey the same; that the same is unencumbered, except for: 2010 County property taxes, being a lien not yet due and payable; Subdivision Restrictions, Building Lines and Easements of record and all other matters in the Register's Office of Davidson County, Tennessee. Property is being sold "As Is"

And that the title and quiet possession thereto they will warrant and forever defend against the lawful claims of all persons claiming by, through, or under Grantor, by no others .

THE CONSIDERATION for this conveyance is as follows: Ten ($10.00) Dollars cash in hand paid and other good and valuable considerations, the receipt of all of which is hereby acknowledged.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

WITNESS the signature of the said party of the first part the day and year first above written.

U.S. Bank National Association as Trustee for WAMU Mortgage and Pass through Certificate for WMALT Series 2007-2 by J.P. Morgan Chase Bank, N.A. It's attorney in fact,

BILL GARRETT, Davidson County
Trans:T20100039897 DEEDWARRSP
Recvd: 06/30/10 10:55 2 pgs
Fees:13.00 Taxes:111.00

20100630-0051091

STATE OF FL
COUNTY OF Duval

On this 21 day of May, 2019, before me appeared Tina Corcoran, to me personally known (or proved to me on me basis of satisfactory evidence), who, being by me duly sworn (or affirmed) did say that he/she is the Vice President of JPMorgan Chase Bank NA and that the seal affixed to said instrument is the corporate seal of said corporation (or association), and that said instrument was signed and sealed in behalf of said corporation (or association), by authority of its Board of Directors (or Trustees) and said _____ acknowledged said instrument to be the free act and deed of said corporation (or association).

KANDIE NICOLE GEORGE MY COMMISSION # DD893649 EXPIRES May 27, 2013 FloridaNotaryService.com (407) 398-0153

WITNESS my hand and Notary Seal at office the day and year above written.

Notary Public

MY COMMISSION EXPIRES:

STATE OF FL
COUNTY OF Duval

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $30,000.00 which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

Subscribed and sworn to before me this the 21 day of May, 2019.

Notary Public

My commission expires: KANDIE NICOLE GEORGE MY COMMISSION # DD893649 EXPIRES May 27, 2013 FloridaNotaryService.com (407) 398-0153

(SPACE BELOW THIS LINE FOR STATISTICAL AND RECORDING DATA ONLY)

Property Address: 4011 Nevada Avenue, Nashville, TN 37209

Property Owner and Address: Margaret K. Conway Pearson, 4011 Nevada Avenue, Nashville, TN 37209

Mail Tax Notices To: Margaret K. Conway Pearson, 4011 Nevada Avenue, Nashville, TN 37209

Map 091 / 16 / 0 / Parcel 349.00

MT#

STATE TAX: $____
REGISTER'S FEE: $____
RECORDING FEE: $____
TOTAL: $____

Filed by Real Estate Title Services