SPECIAL WARRANTY DEED

J. BRANDON MILLER
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 $18,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF July 2010

Notary Public

MY COMMISSION EXPIRES: 11-22-10
(AFFIX SEAL)

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

RT11580

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Justin Hicks	Justin Hicks	082-03-0-067.00
(NAME)	(NAME)	
907 Joseph Avenue	4013 Lilac Lane	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Spring Hill TN 37174	
(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, Bank of America, National Association, as successor by merger to LaSalle Bank National Association, Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-RP2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Justin Hicks,
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:

Being Lot Number 76 on the Map of Sharpe and Horn's Second Addition to East Nashville of record in Book 161, Page 53, Register's Office for said County. Said Lot Number 76 fronts 50 feet on the East side of Joseph Street and runs back between parallel lines 145 feet to an alley.

Being the same property conveyed to William Ransom and Kathy Ransom, by Warranty Deed from Deborah Smith, married, dated December 30, 2005 and recorded on January 4, 2005 in Instrument No. 20060104-0001063, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Bank of America, National Association, as successor by merger to LaSalle Bank National Association, Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-RP2 by Shellie Wallace, Successor Trustee, dated May 26, 2010, and recorded on June 1, 2010 in Instrument No. 20100601-0042031, 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 907 Joseph Avenue Nashville 37207
(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 Justin Hicks, and his/her/their assigns, forever.

Said Bank of America, National Association, as successor by merger to LaSalle Bank National Association, Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-RP2, 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.

BILL GARRETT, Davidson County
Trans:T20100044958 DEEDWARRSP
Recvd: 07/22/10 14:42 2 pgs
Fees:13.00 Taxes:66.60
20100722-0057553

C

IN WITNESS WHEREOF, the said Bank of America, National Association, as successor by merger to LaSalle Bank National Association, Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-RP2, has executed this deed this 2nd day of July, 2010

Bank of America, National Association, as successor by merger to LaSalle Bank National Association, Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-RP2, by Residential Funding Company LLC, as Attorney-In-Fact

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 by Residential Funding Company LLC, as Attorney-In-Fact for said Bank of America, National Association, as successor by merger to LaSalle Bank National Association, Trustee, Mortgage Asset-Backed Pass-Through Certificates Series 2007-RP2, 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 Book ———, Page ——— or in Instrument Number 20100326000226510 of record in ——— Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 2nd day of July, 2010

Notary Public

My Commission expires: _____

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431

RT11580

907 Joseph Avenue
Nashville, TN 37207