SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100049412 DEEDWARRSP
Recvd: 08/10/10 09:51 2 pgs
Fees:13.00 Taxes:514.30
20100810-0063053

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 5th DAY OF July 2010

Notary Public

MY COMMISSION EXPIRES: SUZANNE MOLNAR

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 3-17-2015

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

RT10680

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Arndra Jackson	Arndra Jackson	058-09-0-A 007.00 CO
(NAME) 2028 Harvest Lane	(NAME) 2028 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 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 2005-4, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Arndra Jackson, a single 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:

Being Lot 7 on the Plan of Creekside Trails, Phase 1, of record in Plan 20001026-0106269, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to Donald Norman, a single man, and Pamela L. Hooks, a single woman, by Warranty Deed from American Dream Builders, LLC dated May 7, 2003 and recorded June 3, 2003 in Instrument Number 20030603-0075489, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Bank of New York as Trustee for Equity One Inc. Mortgage/Pass Through Certificates Series 2005-4 by Trustee's Deed from Greg Ivester as Co-Trustee dated January 30, 2008 and recorded February 7, 2008 in Instrument Number 20080207-0012582, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Donald Norman and Pamela L. Hooks by Agreed Order Rescinding Foreclosure Sale from Bank of New York dated June 23, 2008 and recorded June 27, 2008 in Instrument Number 20080627-0066383, Register's Office for Davidson County, Tennessee, AND;

Being the same property 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 2005-4 by Trustee's Deed from Shellie Wallace as Successor Trustee dated September 9, 2009 and recorded September 14, 2009 in Instrument Number 20090914-0085386, 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 2028 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 Arndra Jackson, 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 2005-4, 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.**

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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 2005-4, has executed this deed this 12th day of July, 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 2005-4, by Litton Loan Servicing as Attorney-In-Fact

Sandra Castille
VICE PRESIDENT

STATE OF TEXAS

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandra Castille, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President by Litton Loan Servicing as Attorney-In-Fact for 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 2005-4, the within named bargainor, and that he/she as such Vice President, 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 _____ of record in _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 13th 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

RT10680

2028 Harvest Lane
Nashville, TN 37218