SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100051666 DEEDWARRSP
Recvd: 08/19/10 14:31 3 pgs
Fees: 18.00 Taxes: 157.25

20100819-0065747

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 16th DAY OF August 2010

Notary Public

MY COMMISSION EXPIRES: SUZANNE MOLNAR

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
7100 E. Pleasant Valley Road Suite
Independence, OH 4413
216-520-0050

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

RT11434

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chan McCullough	Chan McCullough	107-09-0-083.00
(NAME)	(NAME)	
930 Patricia Drive	905 Travelers Court	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Nashville, TN 37220	
(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, U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2004-2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Chan McCullough, married

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:

All that parcel of land in City of Nashville, Davidson County, State of Tennessee, as more fully described in Deed Book 6545, Page 355, ID# 107-09-83, being known and designated as Lot No. 73, Patricia Heights, Section One, filed in Book 2331, Pages 130-131, recorded on 6/15/1956.

Being the same property conveyed to Danny E. Martin and wife, Deloyce D. Martin by Warranty Deed from Bertie W. Evins and wife, Josephine C. Evins, dated April 29, 1985 and recorded on April 30, 1985 in Book 6545, Page 355, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2004-2 by Trustee's Deed from Shellie Wallace, Successor Trustee and Deanna Dorrough, Co-Trustee, dated April 9, 2010 and recorded on April 22, 2010 in Instrument No. 20100422-0030619, 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 930 Patricia Drive Nashville 37217
(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 Chan McCullough, and his/her/their assigns, forever.

Said U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2004-2, 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 U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2004-2, has executed this deed this 6th day of August, 2010

U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2004-2

Deborah Sarot, Asst. Vice President

Chase Home Finance LLC, successor by merger to Chase Manhattan Mortgage Corporation
As Attorney-In-Fact

STATE OF

COUNTY OF

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared _____, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the _____ of _____, the Attorney in Fact of said U.S. Bank National Association, as Trustee, successor in interest to Wachovia Bank, N.A., as Trustee for Chase Funding Mortgage Loan Asset-Backed Certificates, Series 2004-2, the within named bargainor, and that he/she as such _____, 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 6th day of August, 2010

SEE ATTACHMENT

Notary Public

My Commission expires: _____

RETURN TO:

RT11434

930 Patricia Drive
Nashville, TN 37217

ACKNOWLEDGMENT

State of California
County of San Diego)

On August 6, 2010 before me, Melinda Rae Sexton, Notary Public
(insert name and title of the officer)

personally appeared Deborah Sarot, Assistant Vice President,
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/~~are~~ subscribed to the within instrument and acknowledged to me that ~~he~~/she/~~they~~ executed the same in ~~his~~/her/~~their~~ authorized capacity~~(ies)~~, and that by ~~his~~/her/~~their~~ signature~~(s)~~ on the instrument the person~~(s)~~, or the entity upon behalf of which the person~~(s)~~ acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

MELINDA RAE SEXTON
Commission # 1856872
Notary Public - California
San Diego County
My Comm. Expires Jul 6, 2013

Signature _____ (Seal)