SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20100055224 DEEDWARRSP
Recvd: 09/02/10 15:51 3 pgs
Fees:18.00 Taxes:155.40
20100902-0070024

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF August 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

RT11142

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Saundra Forrest	Saundra Forrest	042-04-0 055.00
(NAME) 125 East Campbell	(NAME) 391 Lakeshore Drive	
(ADDRESS)	(ADDRESS)	
Madison TN 37115 (CITY) (STATE) (ZIP)	Old Hickory, TN 37138 (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, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RASC 2004KS2**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Saundra Forrest, single.

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 Number 1 on the Subdivision Plan of the Madison Southern Methodist Church property, of record in Plat Book 9700, Page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RASC 2004KS2 by Substitute Trustee's Deed from Patrick A. Taggart as Substitute Trustee dated January 7, 2010 and recorded January 12, 2010 in Instrument Number 20100112-002863, 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 125 East Campbell Madison 37115
(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 Saundra Forrest, and his/her/their assigns, forever.

Said The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RASC 2004KS2., 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, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RASC 2004KS2, has executed this deed this 26th day of April, 2010

The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RASC 2004KS2, By Residential Funding Company, LLC, Attorney-In-Fact

Lisa Sader Processing Management
Asst. Junior Officer

state of Connecticut
COUNTY OF Hartford

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Lisa Sader, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Asst Junior Officer of Residential Funding Company, LLC, Attorney-In-Fact for The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RASC 2004KS2, 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 201003220021031 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 26th day of April, 2010

Notary Public

My Commission expires: _____

SARAH COHEN
NOTARY PUBLIC
State of Connecticut
My Commission Expires
June 30, 2013

RETURN TO:

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

RT11142

125 East Campbell
Madison, TN 37115

Escrow File No.: **RT11142**

EXHIBIT "A"

Real estate located in Davidson County, Tennessee, described as follows:

Being Lot Number 1 on the Subdivision Plan of the Madison Southern Methodist Church property, of record in Plat Book 9700, Page 59, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete and detailed description of said lot.

Being the same property conveyed to James R. Freeman, Jr. and wife, Rose Freeman by Warranty Deed from Jeffery Stutzman, married, dated December 12, 2003 and recorded December 19, 2003 in Instrument Number 20031219-0181105, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to The Bank of New York Mellon Trust Company, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee for RASC 2004KS2 by Substitute Trustee's Deed from Patrick A. Taggart as Substitute Trustee dated January 7, 2010 and recorded January 12, 2010 in Instrument Number 20100112-002863, Register's Office for Davidson County, Tennessee.