# SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20100065855 DEEDWARRSP
Recvd: 10/18/10 12:37 2 pgs
Fees: 13.00 Taxes: 179.45
20101018-0083241

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $48,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF September 2010

Notary Public

MY COMMISSION EXPIRES:
(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

NOTARIAL SEAL STATE OF OHIO

**CHARLES D. LORAINE, JR.**
**Notary Public, State of Ohio**
**Recorded in Geauga County**
**My Commission Expires**
August 23rd, 2014

RT11620

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Province Builders, LLC, By, John Swift | Providence Builders, LLC | 059-05-0-297.00 |
| (NAME) 3004 Sunnyview Drive | (NAME) P. O. Box 2226 | |
| (ADDRESS) | (ADDRESS) | |
| Nashville TN 37218 (CITY) (STATE) (ZIP) | Brentwood, TN 37024-2226 (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 RAMP 2004RS1**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Province Builders, LLC, By, John Swift,**
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 No. 298 on the Plan of Buena Vista Estates, Section 6A of record in Plat Book 4660 at Page 6, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description.

Said property being further 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 RAMP 2004RS1 by Substitute Trustee's Deed from MCC TN, LLC, Substitute Trustee, dated June 24, 2010 and recorded July 1, 2010 in Instrument No. 20100701-0051398, 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 3004 Sunnyview Drive 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 Province Builders, LLC, By, John Swift, 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 RAMP 2004RS1, 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 RAMP 2004RS1
., has executed this deed this 2nd day of September, 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 RAMP 2004RS1,**
By: Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney in fact

STATE OF Colorado

COUNTY OF Jefferson

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 Attorney In Fact Danette Cary, AVP of Residential Funding Company, LLC f/k/a Residential Funding Corporation, the Attorney in Fact of 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 RAMP 2004RS1, 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 200204150046166 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 9/2/10

CONSTANCE A REYNOLDS
NOTARY PUBLIC
STATE OF COLORADO
My Commission Expires 07/19/2014

Constance A. Reynolds
Notary Public

My Commission expires: 7/19/2014

**RETURN TO:**

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

**RT11620**

3004 Sunnyview Drive
Nashville, TN 37218