SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110005832 DEEDWARRSP
Recvd: 01/28/11 15:38 3 pgs
Fees:18.00 Taxes:1406.00
20110128-0008020

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $380,000.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF January 2011

Notary Public

MY COMMISSION EXPIRES

NOTARIAL SEAL STATE OF OHIO

PATRICIA A. JOHNSON
NOTARY PUBLIC
STATE OF OHIO
Recorded in
Cuyahoga County
My Comm. Exp. 6/9/14

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11737

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Matthew L. Puryear and Michelle M. Puryear	Matthew L. Puryear & Michelle M. Puryear	146-06-0 025.00
(NAME)	(NAME)	
722 Farrell Road	824 Pleasant Valley Road	
(ADDRESS)	(ADDRESS)	
Nashville TN 37220	Nashville, TN 37204	
(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, **The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as trustee for ChaseFlex Trust Series 2007-3**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Matthew L. Puryear and Michelle M. Puryear,** husband & wife as* 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 No. 3 on the Plan of Fesseyland as of record in Plat Book 2854, Page 99, Register's Office for Davidson County, Tennessee to which plan reference is made for a more complete description.

Being the same property conveyed to S. Brad Dozier and spouse, Jennifer F. Dozier, by Warranty Deed from David R. McAdams and wife, Roxie T. McAdams, dated September 29, 2006 and recorded October 4, 2006 in Instrument No. 20061004-0123321, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as trustee for ChaseFlex Trust Series 2007-3 by Trustee's Deed from Shellie Wallace, successor trustee, dated September 1, 2010 and recorded September 27, 2010 in Instrument No. 20100927-0076839, 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 722 Farrell Road Nashville 37220
(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 Matthew L. Puryear and Michelle M. Puryear, and his/her/their assigns, forever.

Said **The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as trustee for ChaseFlex Trust Series 2007-3**, 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.

*Joint Tenants

IN WITNESS WHEREOF, the said **The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as trustee for ChaseFlex Trust Series 2007-3.**

., has executed this deed this January 7, 2011

For the property commonly known as:
722 Farrell Road
Nashville, TN 37220

The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as trustee for ChaseFlex Trust Series 2007-3

Martha Kimbrell
Asst. Vice President

STATE OF

COUNTY OF

See Attachment

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 **The Bank of New York Mellon Trust Company, N.A. f/k/a The Bank of New York Trust Company, N.A. as trustee for ChaseFlex Trust Series 2007-3**, 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 _____

_____
Notary Public

My Commission expires: _____

RETURN TO:

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

RT11737

ACKNOWLEDGMENT

See Attachment

State of California
County of SAN DIEGO)

On 1-7-11 before me, ELIZABETH A MARQUEZ, Notary Public
(insert name and title of the officer)

personally appeared MARTHA KIMBRELL, Asst. 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.

Signature _____ (Seal)

ELIZABETH A. MARQUEZ
Commission # 1909032
Notary Public - California
San Diego County
My Comm. Expires Oct 19, 2014