SPECIAL WARRANTY DEED

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

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF February 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

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

RT11823

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Chris Hurd	Chris Hurd	082-03-0 389.00
(NAME) 1014 Lischey Avenue	(NAME) 3478 Sulphur Springs Rd.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37207	Murfressboro, TN 37129	
(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 f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Equity One ABS Inc. Mortgage Pass-Through Certificates Series 2004-1, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Chris Hurd, 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 8 on the Plan of Sharps and Horn's First Addition to Northeast Nashville of record in Book 57, Page 152, Register's Office for said County as follows:

Said Lot Number 8 fronts fifty (50) feet on the westerly side of Lischey Avenue and North Fourth Street, and runs back between parallel lines, one hundred fifty three feet (153), more or less, to an alley.

Being the same property conveyed to Timothy Turner, a single person, by Warranty Deed from Associates Financial Services Company, Inc. dated March 22, 1993 and recorded March 24, 1993 in Book 8895, Page 50, 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, as trustee for the benefit of the Certificateholders of Equity One ABS Inc. Mortgage Pass-Through Certificates Series 2004-1 by Trustee's Deed from J.P. Sellers as Co-Trustee dated November 3, 2010 and recorded November 8, 2010 in Instrument Number 20101108-0089532, Register's Office for Shelby 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 1014 Lischey Avenue Nashville 37207
(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 Chris Hurd, 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, as trustee for the benefit of the Certificateholders of Equity One ABS Inc. Mortgage Pass-Through Certificates Series 2004-1, 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.

BILL GARRETT, Davidson County
Trans:T20110009556 DEEDWARRSP
Recvd: 02/15/11 14:30 2 pgs
Fees:13.00 Taxes:148.00
20110215-0012964

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, as trustee for the benefit of the Certificateholders of Equity One ABS Inc. Mortgage Pass-Through Certificates Series 2004-1, has executed this deed this February 2.2011

For the property commonly known as:
1014 Lischey Avenue
Nashville, TN 37207

The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, as trustee for the benefit of the Certificateholders of Equity One ABS Inc. Mortgage Pass-Through Certificates Series 2004-1

Jennifer M. Martinez

By: Litton Loan Servicing LP, as Attorney-in-Fact

J LYNN BURROW
VICE PRESIDENT

STATE OF TX

COUNTY OF HARRIS

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 J. LYNN BURROW Authorized Signatory Litton Loan Servicing LP, 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, as trustee for the benefit of the Certificateholders of Equity One ABS Inc. Mortgage Pass-Through Certificates Series 2004-1, the within named bargainor, and that he/she as such Authorized Signatory, 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 20110215-0012963 of record in Register's Office for Davidson County, Tennessee.

T.A.L.

Witness my hand and Notarial Seal this 2/2/11

Notary Public

My Commission expires: _____

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118
www.rtnai.com

http://rtnai.wordpress.com

RT11823

1014 Lischey Avenue
Nashville, TN 37207