SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110029160 DEEDWARRSP
Recvd: 05/16/11 16:02 3 pgs
Fees:18.00 Taxes:312.65
20110516-0037485

STATE OF Ohio
COUNTY OF Cuyahoga

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $84,500.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11 DAY OF May 2011

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

NOTARY PUBLIC STATE OF OHIO MY COMMISSION EXPIRES 1-10-2013

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

RT11740

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Fahim Eryan	Fahim Eryan	149-03-0 133.00
(NAME)	(NAME)	
2551-2553 Willowbranch Drive	2089 Brookstone Drive	
(ADDRESS)	(ADDRESS)	
Nashville TN 37217	Mount Juliet, TN 37122	
(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, National Association fka The Bank of New York Trust Company, N.A. as successor to JPMorgan Chase Bank N.A. as Trustee,** SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Fahim Eryan,** 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:

SEE ATTACHED EXHIBIT "A"

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 2551-2553 Willowbranch 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 Fahim Eryan, 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**, 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 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**, has executed this deed this 2 day of May, 2011.

For the property commonly known as:
2551-2553 Willowbranch Drive
Nashville, TN 37217

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

By: Residential Funding Company, LLC f/k/a Residential Funding Corporation, Attorney-in-Fact

Edwina Vaca PMJO

STATE OF Florida

COUNTY OF Broward

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared, **Edwina Vaca** known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the PMJO of Residential Funding Company, LLC f/k/a Residential Funding Corporation, 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**, the within named bargainor, and that he/she as such PMJO, 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 2 day of May, 2011.

Notary Public

My Commission expires: 4-22-15

NOTARY PUBLIC-STATE OF FLORIDA
Rose Dorsett-Boles
Commission # EE083589
Expires: APR. 22, 2015
BONDED THRU ATLANTIC BONDING CO., INC.

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431
www.rtnai.com
http://resourcetitle.wordpress.com

RT11740

2551-2553 Willowbranch Drive
Nashville, TN 37217

Escrow File No.: **RT11740**

EXHIBIT "A"

Real estate located in the Second (2nd) Civil District of Davidson County, Tennessee, described as follows:

Being Lot Number 20 on the plan of Addition to Edge-O-Lakes Estates of record in Plat Book 6250, Page 391 and 392, Register's Office for Davidson County, Tennessee, to which plan reference is here made for a more complete and accurate description of said lot; said description to be incorporated herein by reference, the same as if copied fully herein verbatim.

Being the same property conveyed to Rebecca Howell by Warranty Deed from Alan D. Adams, Inc. dated June 20, 2003 and recorded July 3, 2003 in Instrument Number 20030703-0092432, Register's Office or 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 by Substitute Trustee's Deed from MCC TN, LLC as Substitute Trustee, dated September 2, 2010 and recorded September 9, 2010 in Instrument Number 20100909-0071704, Register's Office for Davidson County, Tennessee.