SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Davidson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $140,500.00

Robert E. Jones
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6TH DAY OF June 20 11

Notary Public

MY COMMISSION EXPIRES: .
(AFFIX SEAL)

WILLIAM T. CHAPMAN, IV
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

My Commission Expires September 9, 2014

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

RT11992

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert Eric Jones and Sheila McMorrow Jones	New Owners	105-09-0 227.00
(NAME)	(NAME)	
1017 Caldwell Avenue	2804 Acklen Avenue.	
(ADDRESS)	(ADDRESS)	
	Nashville, TN 37212	
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, **U.S. Bank National Association, as Trustee relating to Chevy Chase Funding LLC Mortgage Backed Certificates Series 2007-2**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Robert Eric Jones and Sheila McMorrow Jones** husband & wife, 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 1017 Caldwell Avenue Nashville 37204
(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 **Robert Eric Jones and Sheila McMorrow Jones**, and their assigns, forever.

Said U.S. **Bank National Association, as Trustee relating to Chevy Chase Funding LLC Mortgage Backed Certificates Series 2007-2**, 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:T20110033910 DEEDWARRSP
Recvd: 06/07/11 08:52 3 pgs
Fees:18.00 Taxes:519.85
20110607-0043419

IN WITNESS WHEREOF, **the said U.S. Bank National Association, as Trustee relating to Chevy Chase Funding LLC Mortgage Backed Certificates Series 2007-2**, has executed this deed this 19TH day of May, 20 11.

For the property commonly known as:
1017 Caldwell Avenue
Nashville, TN 37204

U.S. Bank National Association, as Trustee relating to Chevy Chase Funding LLC Mortgage Backed Certificates Series 2007-2

Specialized Loan Servicing
As Attorney In Fact
Morey Ferguson, AVP REO Sales & Mktg.

STATE OF Colorado

COUNTY OF Douglas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared, Morey Ferguson known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP-REO of SLS, the Attorney in Fact of said **U.S. Bank National Association, as Trustee relating to Chevy Chase Funding LLC Mortgage Backed Certificates Series 2007-2**, the within named bargainor, and that he/she as such AVP-REO, 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 20110607-0043418 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 19 day of May, 20 11.

TARA L. ZIPP
Notary Public
State of Colorado
My Commission Expires December 22, 2013

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
www.rtnai.com
http://resourcetitle.wordpress.com

RT11992

Escrow File No.: **RT11992**

EXHIBIT "A"

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

Being Lot Number 2 on the G.R. Huline's Plan of Subdivision of Lots 37 and 38, Waverly Land Co.'s Addition to Nashville, as of record in Book 421, Page 163, Register's Office for Davidson County, Tennessee.

Said Lot Number 2 fronts 50 feet on the southerly margin of Caldwell Avenue and runs back between lines 159 feet, more or less, to Thurston Avenue and shows 52 feet on said Avenue.

Being the same property conveyed to John W. Brown and wife, Gladys Brown by Warranty Deed from Clara M. Snyder and Lucile M. Snyder dated September 29, 1965 and recorded October 5, 1965 in Book 3943, Page 24, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to U.S. Bank National Association, as Trustee relating to Chevy Chase Funding LLC Mortgage Backed Certificates Series 2007-2 by Substitute Trustee's Deed from Nationwide Trustee Services, Inc., Substitute Trustee dated March 10, 2011 and recorded March 31, 2011 in Instrument No. 20110331-0024632, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to grantor(s) by deed of record in Instrument No. ,
Register's office for Davidson County , Tennessee .

Record and Return to:
Prepared By:
Chapman and Rosenthal Title, Inc.
3817 Bedford Avenue, Suite 140
Nashville, TN 37215