BILL GARRETT, Davidson County
Trans:T20110033949 DEEDWARRSP
Recvd: 06/07/11 09:56 2 pgs
Fees:13.00 Taxes:199.80
20110607-0043470

State of Tennessee
County of Davidson

The actual consideration or value- whichever is Greater, is $54,000.00

Affiant
Subscribed and Sworn to before me this 13 day of May, 2011

Notary Public
My Commission Expires: (Affix Seal)

NOTARY PUBLIC FULTON COUNTY GEORGIA EXPIRES GEORGIA JANUARY 9 2012

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
Rubin Lublin Suarez Serrano, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:
JASON L. POWELL	1002 11TH AVENUE NORTH NASHVILLE, TN 37208	Owner

MAP PARCEL NUMBER: 81-16-600.00

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF 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, NA, AS SUCESSOR TO JPMORGAN CHASE BANK NA, AS TRUSTEE

Whose Address is 2711 N. HASKELL AVENUE, SUITE 900, DALLAS, TX 75204

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

JASON L. POWELL AKA JASON POWELL AND HEATHER POWELL, HUSBAND AND 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 STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO WIT:

Land in Davidson County, Tennessee, being the Northerly 35 feet of the Southerly 77 feet of Lot Nos. 20 and 21 on the Plan of B.W. Halls Addition to Nashville, as of record in Book 17, Page 261, Registers Office for said County.

Beginning on the Easterly margin of 11th Avenue, North, formerly Cumberland Street, 442 feet Northerly from the Northerly margin of Jackson Street; thence with the Easterly margin of said Avenue, Northerly 35 feet; thence Easterly parallel with Jackson Street 100 feet to the line between Lot Nos. 19 and 20 on said plan; thence with said line Southerly 35 feet; thence Westerly 100 feet to the beginning.

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, recorded on the 16th day of February, 2011 in Instrument No. 20110216-0013153, in the Register's Office of 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 plat of record; 6) All applicable government and zoning regulations.

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee(s) 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, NA, AS SUCESSOR TO JPMORGAN CHASE BANK NA, 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 undersigned has executed this the 12th day of April, 2011.

Signed, sealed and delivered in the presence of:

Witness

Witness

THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, NA,. AS SUCESSOR TO JPMORGAN CHASE BANK NA, AS TRUSTEE

By: [SEAL]

Its: Junior Officer

BY RESIDENTIAL FUNDING COMPANY, LLC ITS ATTORNEY IN FACT

CORPORATE SEAL

STATE OF Idaho)
) ss
COUNTY OF Ada)

On this 12 day of April, 2011, before me appeared Josh Purkiss, pursuant to a delegation of authority to me known to be the person who executed the foregoing Instrument on behalf of the Company, and acknowledged that he executed the same as the free act and demand of said Company.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the State of Idaho aforesaid, this 12 day of April, 2011.

Notary Public
My commissions Expires: Feb. 7, 2017

[NOTARIALSEAL]

KEGAN GARCIA
NOTARY PUBLIC
STATE OF IDAHO