BILL GARRETT, Davidson County
Trans: T20110034726 DEEDWARRSP
Recvd: 06/10/11 08:45 2 pgs
Fees: 13.00 Taxes: 166.50
20110610-0044439

State of Tennessee
County of Davidson

The actual consideration or value- whichever is Greater, is 45,000.00

Affiant

Subscribed and Sworn to before me this 31st day of May, 2011

Notary Public

My Commission Expires: (Affix Seal)
4-28-2014

SHELLY M. BENTLEY
STATE OF TENNESSEE NOTARY PUBLIC
ROBERTSON COUNTY

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:
ANDREA GOLDMAN 241 Island Drive Hendersonville, TN 37075	1631 A-B EVELYN AVENUE NASHVILLE, TN 37216	New Owners

MAP PARCEL NUMBER: 092110109000

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

ANDREA GOLDMAN unmarried

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:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 43, THE WATERS PLACE ON MAXEY LANE, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 332, PAGES 136 AND 137, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

BEING THE SAME PROPERTY CONVEYED BY SUBSTITUTE TRUSTEE'S DEED FROM MCC TN, LLC AS SUBSTITUTE TRUSTEE 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 AS RECORDED ON THE 16TH DAY OF FEBRUARY, 2011 IN INSTRUMENT NO. 20110216-0013151; QUITCLAIM DEED FROM KENNETH H. DUPREE TO TLD INVESTMENTS, LLC, A TENNESSEE LIMITED LIABILITY COMPANY AS RECORDED ON THE 7TH DAY OF JULY, 2010 IN INSTRUMENT NO. 20100707-0053130 AND WARRANTY DEED FROM ERIC BERNARD WALKER AND WIFE, JULIE D. WALKER TO KENNETH H. DUPREE AS RECORDED ON THE 27TH DAY OF SEPTEMBER, 2005 IN INSTRUMENT NO. 20050927-0116133, 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 26th 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 21e 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 21e day of April, 2011.

Notary Public
My commissions Expires: Feb. 7, 2017

[NOTARIALSEAL]

KEGAN GARCIA
NOTARY PUBLIC
STATE OF IDAHO