BILL GARRETT, Davidson County
Trans:T20110039774 DEEDWARRSP
Recvd: 07/01/11 14:38 3 pgs
Fees:18.00 Taxes:114.70
20110701-0050824

THIS INSTRUMENT WAS PREPARED BY
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT11970

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 $31,000.00
Affiant
Subscribed and sworn to before me, this 28th day of June, 2011.
Notary Public
My Commission Expires:

Map/Parcel Number(s) 136-03-0-A 099.00 CO

Address of New Property Owner(s):
Lucian Barbu and Regina Barbu
3880 Priest Lake Drive, Unit 15
Nashville, TN 37217

Send Tax Bills To:
Lucian Barbu and Regina Barbu
733 Dover Glen Drive
Antioch, TN 37013

SPECIAL WARRANTY DEED

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 for J.P. Morgan Mortgage Acquisition Trust 2006-RMI, Asset Backed Pass-Through Certificates, Series 2006-RMI** said grantor does hereby bargain, sell, transfer and convey unto **Lucian Barbu and Regina Barbu,** 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:

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.

Commonly known as: 3880 Priest Lake Drive, Unit 15, Nashville, TN 37217
Unimproved ☐ Improved ☑

To have and to hold said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Fern Carlene Polk, and his/her/their assigns, forever.

Said **U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-RMI, Asset Backed Pass-Through Certificates, Series 2006-RMI**, 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 said **U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-RMI, Asset Backed Pass-Through Certificates, Series 2006-RMI,** has executed this deed this 20 day of June, 20 11.

By JPMorgan Chase Bank, N.A.
As Attorney-In-Fact

U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-RMI, Asset Backed Pass-Through Certificates, Series 2006-RMI

Name: Kandie Nicole George

Title: Vice President

JPMORGAN CHASE BANK NA CORPORATE SEAL 1824 UNITED STATES

STATE OF FL

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Kandie Nicole George **, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President of said **U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-RMI, Asset Backed Pass-Through Certificates, Series 2006-RMI**, the within named bargainer, and that he/she being authorized so to do, executed the foregoing instrument for the purposed therein. Witness my hand and Notarial Seal this 20 day of Jun, 20 11.

RICHARD DODD COMMISSION NUMBER DD 956438 EXPIRES Jan. 27, 2014 BONDED THRU ATLANTIC BONDING CO., INC. NOTARY PUBLIC, STATE OF FLORIDA

Notary Public

My Commission expires: _____

RETURN TO:
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road, Suite 100
Independence, OH 44131
Phone: (216)520-0050
Fax: (216)520-1431
http://resourcetitle.wordpress.com

RT11970

**for JPMorgan Chase Bank, N.A., as Attorney in Fact for U.S. Bank National Association, as Trustee for J.P. Morgan Acquistion Trust 2006-RMI, Asset Backed Pass-Through Certificates, Series 2006-RMI

POA being recorded simultaneously herewith in Book _____ Page _____/ Instrument Number 20110707100 50823 Register's Office Davidson County, Tennessee

EXHIBIT "A"

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

Being Unit 15, Building 19, on the Plan of Phase 1, Condominium Townhouses, Priest Lake Park, as shown on plat of record in Plat Book 4460, Page 88, 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 to Gregory S. Bilbrey, a single man, by Warranty Deed from Mark E. Payne, unmarried, dated August 27, 2004 and recorded April 30, 2004 in Instrument Number 20040430-0049601, re-recorded June 16, 2006 in Instrument Number 20060616-0072114 and re-recorded July 2, 2004 in Instrument Number 20040702-0078988, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to Gregory S. Bilbrey and Robert D. Taylor, both unmarried as joint tenants with the right of survivorship, by Quitclaim Deed from Gregory S. Bilbrey, unmarried, dated June 1, 2006 and recorded June 16, 2006 in Instrument Number 20060616-0072115, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-RMI, Asset Backed Pass-Through Certificates, Series 2006-RMI by Trustee's Deed from Shellie Wallace as Successor Trustee dated May 19, 2010 and recorded May 24, 2010 in Instrument Number 20100524-0040041, Register's Office for Davidson County, Tennessee.