Rubin [illegible] L.L.C.
3790 Satellite Blvd, Suite 200
Duluth, GA 30096

State of Tennessee
County of Davidson

The actual consideration or value- whichever is
Greater, is $94,000.00

Affiant
Subscribed and Sworn to before me this 14 day of July, 2011

Notary Public
My Commission Expires: (Affix Seal)

NOTARY PUBLIC GEORGIA EXPIRES JANUARY 2, 2012 FULTON 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:
JUDY ANDRES	7891 RAINEY DRIVE ANTIOCH, TN 37013	Owner

MAP PARCEL NUMBER: 182060A03100CO

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, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A. AS TRUSTEE

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

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

JUDY ANDRES

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 Lot 31, FINAL PLAT, SECTION ONE, OLD HICKORY HILLS, as shown on plat of record in Instrument No. 20011023-0115382, 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 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 Trustee's Deed dated January 13, 2011 in Instrument No. 20110210-0005613, 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, 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.

BILL GARRETT, Davidson County
Trans:T20110043434 DEEDWARRSP
Recvd: 07/19/11 10:55 2 pgs
Fees:13.00 Taxes:347.80
20110719-0055104

Executed this 1 day of June, 20____.

SELLER: 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, its attorney in fact

_____ (SEAL)

Name: Josh Purkiss
Title: Junior Officer

CORPORATE SEAL

State of Idaho)
Ada County)

The forgoing instrument was acknowledged before me this 1 day of June, 2011 by Josh Purkiss as Junior Officer. He/she is personally known to me or has produced _____ as I.D.

_____
Notary Public

KEGAN GARCIA
NOTARY PUBLIC
STATE OF IDAHO

Exp. 2-7-17