01288-4249

File No.: ~~01288-2000~~
STM Property ID: 484929
Property Address: 1203 Kermit Drive, Nashville, TN 37217

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans:T20110050935 DEEDWARRSP
Recvd: 08/18/11 11:51 2 pgs
Fees:13.00 Taxes:125.80
20110818-0063956

STATE OF Virginia
~~COUNTY~~ OF Richmond
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $134,000.00

Affiant Cheryl E. Bowley, V.P.

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 11th day of August, 2011

Notary Public

MY COMMISSION EXPIRES: July 31, 2012
(AFFIX SEAL)

Commonwealth of Virginia
Aubrey S. DesPortes, Jr. - Notary Public
My Commission Expires 7/31/2012

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Billie Byrd	Billie Byrd	12001008700
(NAME)	(NAME)	
558 High Street	558 High Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Nashville, TN 37211	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S) and other good and valuable considerations, the receipt of which is hereby acknowledged, US Bank National Association as Trustee for JP ALT 2006-S2, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Billie Byrd**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 244 on the Plan of Miro Meadows, as of record in Plat Book 1424, page 94-95, Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to US Bank National Association as Trustee for JP ALT 2006-S2 by Substitute Trustee's Deed dated February 24, 2011 and recorded on March 28, 2011 from Nationwide Trustee Services, Inc as Substitute Trustee, of record in Instrument No. 20110328-0023559, Register's Office for Davidson County, Tennessee.

All matters as set forth per Plat Book 1424, Page 94-95, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 1203 Kermit Drive, Nashville, TN 37217
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging to said GRANTEE(S), their heirs and/or assigns, forever. Wherever used, the singular number shall

include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this 11th day of August, 2011.

US Bank National Association As Trustee
for JP ALT 2006-S2 by SunTrust Mortgage, Inc.,
Virginia Corporation, its Attorney-in-fact

By: _____
It's: Vice President
Printed Name: Cheryl L. Bowley

Cheryl L. Bowley, VP

State of Virginia
County of Richmond

Before me, the undersigned Notary Public, of the state and county aforesaid, personally appeared Cheryl L. Bowley (name), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged himself/herself to be the Vice President of SunTrust Mortgage, Inc., a Virginia Corporation and that he/she executed the within instrument for the purposes therein contained, and who further acknowledge that he/she is the attorney-in-fact for U.S. Bank National Association as Trustee for JP ALT 2006-S2 and that he/she is authorized by U.S. Bank National Association as Trustee for JP ALT 2006-S2 to execute this instrument on its behalf.

_____
Notary Public
My Commission Expires: July 31, 2012

Commonwealth of Virginia
Aubrey S. DesPortes, Jr. - Notary Public
Commission No: 327765
My Commission Expires 7/31/2012

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

File No.: 01288-2000
STM Property ID: 484929
Property Address: 1203 Kermit Drive, Nashville, TN 37217