11-1-151

Register Return to:
Land Title South, Inc.
3326 Aspen Grove Dr.
Suite 400
Franklin, TN 37067

This instrument was prepared by and return to:
Wilson & Associates, P.L.L.C.
1521 Merrill Drive, Suite D-220
Little Rock, Arkansas 72211
V1002-855

STATE OF TN)
COUNTY OF Williamson)

I, or we, hereby swear or affirm that to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $63,400.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Suzanne Thomas
Grantee or Agent of Grantee

Subscribed and sworn to before me this 23 day of August, 2011.

LEAH A. TURNER STATE OF TENNESSEE NOTARY PUBLIC WILLIAMSON COUNTY

Notary Public
My Commission Expires: (Seal)
My Commission Expires October 28, 2012

Address New Owner As Follows:
Dung Nguyen and Quynh Nhu T. Nguyen
4021 Darlene Dr
Antioch, TN 37013

Send Tax Bills to:
Nhu Quynh T. Nguyen
4021 Darlene Dr.
Antioch, TN 37013

Map-Parcel Numbers
082 02 0 151.00

BILL GARRETT, Davidson County
Trans:T20110053447 DEEDWARRSP
Recvd: 08/30/11 10:47 2 pgs
Fees:13.00 Taxes:234.58
20110830-0067047

SPECIAL WARRANTY DEED
(Corporation)

The Bank of New York Mellon Trust Company National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A., as Trustee, Grantor(s), being duly authorized by resolution of its board of directors or otherwise, by and through its duly authorized Attorney-in-Fact Residential Funding Company, LLC, by virtue of the authority granted in a power of attorney filed for record at Instrument Number 201003220021031, in the Register's Office of Davidson County, Tennessee, for and in consideration of the sum of Ten and No/100 ($10.00) Dollars, cash in hand paid, and other good and valuable consideration, the receipt and legal sufficiency all of which are hereby acknowledged, has this day bargained and sold, and by these presents does hereby sell, transfer and convey, unto Dung Nguyen and Quynh Nhu T. Nguyen, Grantee(s), and their heirs and assigns, the following land in Davidson County, Tennessee:

Being Lot No. 152 on the Plan of Colewood Acres, Section II, of record in Book 3700, Page 135, Registers Office for Davidson County, Tennessee.

Said lot fronts 75 feet on the Westerly side of Darlene Drive and runs back 207 feet on the Southerly
line and 195.4 feet on the Northerly line, to a line in the rear and measures 75.89 feet thereon.

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 filed April 5, 2011 as Instrument No. 20110405-0026096 in the Register's Office for Davidson County, Tennessee.

Commonly known as: 4021 Darlene Drive, Antioch, TN 37013

TO HAVE AND TO HOLD the said real property above described, including any after acquired title of Grantor(s), together with the appurtenances, estate, title and interest thereto belonging to Grantee(s) and unto their heirs and assigns in fee simple forever, subject to current taxes and other assessments, reservations in patents and all easements, rights-of-way, encumbrances, liens, covenants, conditions, restrictions, obligations and liabilities as may appear of record, the Grantor(s) hereby binds itself to warrant and defend the title as against all acts of the Grantor(s) herein and no other.

The words "Grantor(s)" and "Grantee(s)" as used herein shall include the plural where appropriate and pronouns shall be construed according to their proper gender and number according to the context thereof.

IN WITNESS WHEREOF, this indenture is executed in the name of the Grantor(s) this 15 day of Aug 2011.

The Bank of New York Mellon Trust Company National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A., as Trustee by its duly authorized attorney in fact, Residential Funding Company, LLC

BY: _____

ITS: Charlotte Elliott

Certificate of Acknowledgment

State of Tx

)ss.

County of Dallas

Personally appeared before me, the undersigned Notary Public, Charlotte Elliott, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who acknowledged that such person executed the within instrument for the purposes therein contained, and who further acknowledged that such person is the RMAto of the Attorney-in-Fact of the maker or a constituent of the maker and is authorized by the maker or by its constituent, the constituent being authorized by the maker, to execute this instrument on behalf of the maker.

Witness my hand and official seal, at office this 15 day of Aug, 2011.

_____
Notary Public

My commission expires:

5/28/2012
(Seal)

JUSTIN S. JUNG
Notary Public, State of Texas
My Commission Expires
May 28, 2012