BILL GARRETT, Davidson County
Trans: T20110056959 DEEDWARRSP
Recvd: 09/14/11 09:37 3 pgs
Fees: 18.00 Taxes: 153.55
20110914-0071210

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050
RT11340

ZANA C. PETTY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY, TENN.

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $41,500.00 Elizabeth Fielding
Affiant
Subscribed and sworn to before me, this 9th day of Sept, 2011.
Notary Public
My Commission Expires: 9-5-14

Map/Parcel Number(s) 094-02-0-203.00

Address of New Property Owner(s):
Elizabeth Fielding
~~1903 Sevier St~~ 103 Horseshoe Ct.
~~Nashville, TN 37206~~ Mt. Juliet, TN 37122

Send Tax Bills To:
NEW OWNER

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, **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Trustee, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2004-CB8** said grantor does hereby bargain, sell, transfer and convey unto **Elizabeth Fielding,** 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:

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: 1903 Sevier Street, Nashville, TN 37206
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 **Elizabeth Fielding**, and his/her/their assigns, forever.

Said **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Trustee, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2004-CB8**, 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.

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Suite 100 RT11340
Independence, Ohio 44131

IN WITNESS WHEREOF, the said **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Trustee, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2004-CB8**, has executed this deed this 17 day of Aug, 20 11.

The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Trustee, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2004-CB8

Sandra Castille

By: **Litton Loan Servicing, LP as Attorney-in-Fact**

Name: Sandra Castille
VICE PRESIDENT

Title:

STATE OF TX

COUNTY OF HARRIS

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sandra Castille, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Authorized Signatory of **Litton Loan Servicing, LP as Attorney-in-Fact**, the Attorney-in-Fact of said **The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Trustee, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2004-CB8**, the within named bargainer, and that he/she, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Book _____, Page _____, or in Instrument Number _____ of record in Registers Office for **Davidson** County, Tennessee.

Witness my hand and Notarial Seal this 17 day of Aug, 20 11.

Notary Public

ANAELIA CASTILLO
MY COMMISSION EXPIRES
APRIL 9, 2012

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

RT11340

EXHIBIT "A"

Being the easterly feet (sic) of the westerly 100 feet of Lot No. 87 and 88, on the Plan of United Electric Railway Companies Addition, of record in Plat Book 161, Page 8, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Said part of Lots Nos. 87 & 88 fronts 50 feet on the northerly side of Sevier Street and runs back between parallel lines with the easterly margin of South 19th Street, 100 feet to a dead line.

Being the same property conveyed to Edward W. Linder, a married man by Quitclaim Deed from Mid-State Brokerage, Inc. Trustee for the Sevier Park Trust dated January 1, 1997 and recorded on December 29, 2003 in Instrument No. 20031229-0183309, Register's Office for Davidson County, Tennessee.

Said property being further conveyed to Mid-State Brokerage, Inc. Trustee for the Sevier Park Trust dated October 28, 2006 and recorded on November 6, 2006 in Instrument No. 20061106-013771, said Register's Office.

Said property being further conveyed to The Bank of New York Mellon f/k/a The Bank of New York as successor to JPMorgan Chase Bank, National Association, as Trustee, C-BASS Mortgage Loan Asset-Backed Certificates, Series 2004-CB8 by Trustee's Deed from Shellie Wallace, Successor Trustee, dated February 17, 2010, and recorded on March 1, 2010 in Instrument No. 20100301-0015529, said Register's Office.