Rubin Lublin Suarez Serrano LLC
3790 Satellite BLVD Suite 200
Duluth, GA 30096
File # C11-0866

BILL GARRETT, Davidson County
Trans:T20120021245 DEEDWARRSP
Recvd: 03/23/12 11:27 3 pgs
Fees:18.00 Taxes:449.55
20120323-0024915

State of Tennessee
County of Davidson

The actual consideration or value- whichever is Greater, is $121,500.00

Affiant

Subscribed and Sworn to before me this 31 day of October, 2011

Notary Public
My Commission Expires: (Affix Seal)

TIM CONLON NOTARY PUBLIC GEORGIA JANUARY 9 2012 FULTON COUNTY GEORGIA

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:
DOROTHEA R. PAYNE	7252 HIGHWAY 70 SOUTH UNIT 102 NASHVILLE, TN 37221	7252 Hwy 70 South Unit 102 Nashville, TN 37221

MAP PARCEL NUMBER: 142 07000F 09700C 0

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

DOROTHEA R. PAYNE

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:

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 97, UNIT 102, BELLEVUE COMMONS TOWNHOMES, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 200007200071772 RE-RECORDED AT INSTRUMENT NO. 200008280084760 AND AMENDED AT INSTRUMENT NO. 20060824-0104869, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SHOWN ON SAID MASTER DEED.

BEING THE SAME PROPERTY CONVEYED BY SUBSTITUTE TRUSTEE'S DEED FROM MCC TN, LLC AS SUBSTITUTE TRUSTEE TO 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 AS RECORDED ON THE 8TH DAY OF DECEMBER, 2010 IN INSTRUMENT NO. 20101208-0097537 AND WARRANTY DEED FROM KENN PAUL CROSS, AN UNMARRIED PERSON TO CAMILLE H. MACK, AN UNMARRIED PERSON AS RECORDED ON THE 3RD DAY OF DECEMBER, 2003 IN INSTRUMENT NO. 20031203-0174071, 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.

In witness whereof the undersigned has executed this the 13 day of OCTOBER, 2011.

Signed, sealed and delivered in
the presence of:

Witness

Witness

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: [SEAL]

Its: JOSHUA PARKISS
JUNIOR OFFICER

BY RESIDENTIAL FUNDING COMPANY,
LLC ITS ATTORNEY IN FACT

CORPORATE SEAL

STATE OF IDAHO)
) ss
COUNTY OF ADA)

On this 13 day of OCTOBER, 2011, before me appeared JOSHUA PARKISS, pursuant to a delegation of authority to me known to be the person who executed the foregoing Instrument on behalf of the Company, and acknowledged that he executed the same as the free act and demand of said Company.

In Testimony Whereof, I have hereunto set my hand and affixed my official seal in the State of IDAHO aforesaid, this 13 day of OCTOBER, 2011.

Notary Public
My commissions Expires: 7-26-2017

[NOTARIALSEAL]

RON DEROEST
Notary Public
State of Idaho

Exhibit A

ALL THAT TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 97, UNIT 102, BELLEVUE COMMONS TOWNHOMES, AS ESTABLISHED UNDER MASTER DEED OF RECORD IN INSTRUMENT NO. 200007200071772 RE-RECORDED AT INSTRUMENT NO. 200008280084760 AND AMENDED AT INSTRUMENT NO. 20060824-0104869, IN THE REGISTER'S OFFICE, DAVIDSON COUNTY, TENNESSEE, TO WHICH MASTER DEED REFERENCE IS HEREBY MADE FOR A MORE PARTICULAR DESCRIPTION OF SAID UNIT, TOGETHER WITH AN UNDIVIDED INTEREST IN THE COMMON ELEMENTS AS SHOWN ON SAID MASTER DEED.

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