RHONDA M. SCHNEIDER
STATE OF TENNESSEE NOTARY PUBLIC
SUMNER COUNTY

SPECIAL WARRANTY DEED

MY COMMISSION EXPIRES:
June 22, 2015

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $55,100.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th DAY OF October, 2012.

Notary Public

MY COMMISSION EXPIRES: _____
(AFFIX SEAL)

G-VRES-12-2520

THIS INSTRUMENT WAS PREPARED BY

Rudy Title and Escrow
2012 21st Avenue South
Nashville, TN 37212

ADDRESS NEW OWNER (S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP / PARCEL NUMBER (S)
Jacob Tate	**Same as New Owner**	
(NAME)	(NAME)	**72-1-81.00**
2520 Slaydon Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and in consideration of the sum of TEN DOLLARS, cash in hand, paid hereinafter named Grantee(s), and other good and valuable considerations, the receipt of which is hereby acknowledged, we **THE BANK OF NEW YORK MELLON TRUST COMPANY NATIONAL ASSOCIATION,** hereinafter called the Grantor(s), have bargained and sold, and by these presents do transfer and convey unto **JACOB TATE, A SINGLE PERSON,** hereinafter called the Grantee(s), their heirs and assigns, that certain tract or parcel of land in **DAVIDSON** COUNTY, STATE OF TENNESSEE, described as follows, to wit:

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT 606, SHEPARDWOOD SUBDIVISION, SECTION SIX, AS SHOWN ON PLAT OF RECORD IN PLAT BOOK 6900, PAGE 753, 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 AS GRANTOR TRUSTEE OF THE PROTIUM MASTER GRANTOR TRUST BY SUCCESSOR TRUSTEE'S DEED FROM ROBERT S. COLEMAN, JR., AS SUCCESSOR TRUSTEE, RECORDED ON THE 23RD DAY OF OCTOBER, 2012 IN INSTRUMENT NO. 20121023-0097019, IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

THIS CONVEYANCE IS SUBJECT TO COUNTY TAXES FOR THE YEAR 2013 AND SUBSEQUENT YEARS; ALL MATTERS SET FORTH IN THE PLAN OF RECORD IN PLAT BOOK 6900, PAGE 753; RESTRICTIVE COVENANTS OF RECORD IN BOOK 7910, PAGE 855 AND ANY AND ALL OTHER EXISTING EASEMENTS AND RESTRICTIONS AS SHOWN OF RECORD.

This is
( ) unImproved
(X) Improved

property known as **2520 Slaydon Drive Nashville, Tennessee 37207**
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEE(S), their heirs and assigns forever; and we do covenant with the said GRANTEE(S) that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out. Grantor hereby covenants with Grantee that Grantor will forever defend Grantee against claims of all persons claiming by, through or under Grantor. No other covenants or warranties express or implied are given by this SPECIAL WARRANTY DEED. 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.

BILL GARRETT, Davidson County
Trans:T20120083847 DEEDWARRSP
Recvd: 11/02/12 13:13 2 pgs
Fees:13.00 Taxes:203.87

20121102-0101126

Witness my/our hand(s) this 26th day of October, 2012.

The Bank of New York Mellon Tust Company
National Association by AMS Servicing, LLC
Attorney in Fact

BY: _____ VP

STATE OF NY)
COUNTY OF Erie)

On this 26 day of October, 2012, personally appeared before me, the undersigned, a Notary Public in and for said State and County NYTO in the capacity of VP (title) of AMS Servicing, LLC, as Attorney-In-Fact to me known to be the person who executed the foregoing instrument in behalf of The Bank of New York Mellon Trust Company, National Association and acknowledged that he/she executed the same as the free act and deed of the said Bank of New York Mellon Trust Company, National Association, with whom I am personally acquainted or proved to me on the basis of satisfactory evidence and who acknowledged to me that he/she is the VP (title) of AMS Servicing, LLC, a manager-managed Delaware Limited Liability Company, and that _____, being authorized so to do, executed the within instrument for the purposes therein contained on behalf of the said AMS Servicing, LLC, by signing his/her name as such VP (title).

_____
Notary Public
My Commission Expires: 3/20/14

LISA J. COSTA
Notary Public, State of New York
No. 01CO6037786
Qualified in Erie County
Commission Expires March 20, 2014

RETURN TO:
Rudy Title & Escrow
2012 21st Ave. South
Nashville, TN 37212