

This instrument prepared by and (MAIL) instrument may be returned to:
O'Kelley & Sorohan, Attorneys at Law, LLC
2170 Satellite Blvd., Ste. 375
Duluth, GA 30097
Tel. 770-497-1880
File# 1033GMTN
Property ref: 523 WESLEY AVENUE, NASHVILLE, TN 37218

State of Tennessee
County of Davidson
The actual consideration or value, whichever is greater, for this transfer is $65,000.00

Affiant

Subscribed and sworn to before me, this 7th day of February, 2013.

Notary Public
My commission expires: 3/4/15

SPECIAL WARRANTY DEED

Send tax bills to: **JIMMY PARRA-ALVARADO,** 4404 STONEVIEW DR, ANTIOCH, TN 37013
Name and address of new owner: **JIMMY PARRA-ALVARADO,** 4404 STONEVIEW DR, ANTIOCH, TN 37013
Map parcel number: 071-08-0-203.00

FOR AND IN CONSIDERATION of the sum of Ten dollars and no/100 ($10.00), cash in hand paid by the Grantee(s) and other good and valuable considerations accepted as cash, the receipt and sufficiency of which is hereby acknowledged,

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 FOR RAMP 2006-RZ3,

the Grantor herein, have this day bargained and sold, and do hereby transfer and convey unto the said,

JIMMY PARRA-ALVARADO,

the Grantees herein, their (successors), heirs and assigns, certain real estate more particularly described as follows:

See exhibit "A" attached hereto and incorporated herein.

TO HAVE AND TO HOLD said real estate, with the appurtenance, estate, title and interest thereto belonging, to the Grantees their (successors), heirs and assigns forever we covenant that we are lawfully seized and possessed of said real estate in fee simple, have a good right to convey it, and that the same is unencumbered, except for those encumbrances set forth hereinafter.

We further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to said real estate to said Grantees, their (successors), heirs and assigns, against the lawful claims of all persons, claiming by, through or under the grantor.

Whenever 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:T20130012445 DEEDWARRSP
Recvd: 02/13/13 14:50 3 pgs
Fees:18.00 Taxes:240.50
20130213-0014867

Witness our hand this 29 day of Jan, 20 13, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers on said day and date.

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 FOR RAMP 2006-RZ3

BY: RESIDENTIAL FUNDING COMPANY, LLC AS ATTORNEY IN FACT

By: _____
Its: Eddie Mendez
Authorized Officer

By: Mary Ann Perales
Its: Mary Ann Perales Authorized

State of Texas
County of Dallas

(For signer #1)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Eddie Mendez (name of the natural person executing the instrument), 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, FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR RAMP 2006-RZ3 and that he executed the same as the free act and deed of 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 FOR RAMP 2006-RZ3.

(For signer #2)
Personally appeared before me, the undersigned, a Notary Public in and for the said County and State, Mary Ann Perales (name of the natural person executing the instrument), 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, FKA THE BANK OF NEW YORK TRUST COMPANY, N.A. AS SUCCESSOR TO JPMORGAN CHASE BANK N.A., AS TRUSTEE FOR RAMP 2006-RZ3 and that he executed the same as the free act and deed of 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 FOR RAMP 2006-RZ3.

Witness my hand, at office, this 29 day of January, 2013.

_____
Notary Public
My commission expires: 1/26/16
(Affix Seal)

STEPHEN CHARLES TAGLIARINO
Notary Public, State of Texas
My Commission Expires
January 26, 2016

Exhibit "A"

Legal Description

BEING Lot No. 74, on the Plan of Joywood Heights, Section One, of record in Plat Book 1130, Page 91, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description; and

BEING the same property conveyed to Lakeisha D. Rivers, unmarried, by Warranty Deed dated May 31, 2006, and recorded June 19, 2006 in Instrument #20060619-0072829, in the Office of the Register of Deeds of Davidson County, Tennessee.

Further 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 for RAMP 2006- RZ3 by Substitute Trustee's Deed from MCC TN, LLC, as Substitute Trustee, dated October 25, 2012, recorded October 29, 2012, of record in Instrument No. 20121029-0098899, Register's Office for Davidson County, Tennessee.

Source of title

_____ Trustee's Deed or
___x__ Substitute Trustee's Deed or
_____ Warranty Deed or
_____ Quitclaim Deed

Recording information:
Deed Book , Page ; or
Instrument Number 20121029-0098899
County of DAVIDSON, TN