Record 1st

BILL GARRETT, Davidson County
Trans:T20130012640 DEEDWARRSP
Recvd: 02/14/13 10:47 5 pgs
Fees:28.00 Taxes:965.70
20130214-0015077

Prepared By and Return to:
Noi Chen
Shapiro & Kirsch, LLP
555 Perkins Road Extended
Second Floor
Memphis, TN 38117
Our File No.: 12-043491

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS: 06402005400
(Name) Greg Irby and Sandra Irby	(Name) Greg Irby and Sandra Irby	
(Address) 308 Rising Sun Lane,	(Address) 308 Rising Sun Lane,	
(City) (State) (Zip) Old Hickory, TN 37138	(City) (State) (Zip) Old Hickory, TN 37138	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank as Trustee for Structured Asset Mortgage Investments Inc., Mortgage Pass-Through Certificates, Series 2003-AR3, ("Grantor"), in favor of Greg Irby and Sandra Irby, ("Grantee").

FOR AND IN CONSIDERATION of the sum of Ten Dollars ($10.00), cash in hand paid by the Grantee, and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, Grantor, has this day bargained and sold, and does hereby transfer and convey unto the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B".

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

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.

WITNESS MY HAND this 25TH day of January, 2013.

The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank as Trustee for Structured Asset Mortgage Investments Inc., Mortgage Pass-Through Certificates, Series 2003-AR3

By: JPMorgan Chase Bank, National Association, as attorney in fact

By: Amber Ball 1-25-2013

Name: Amber Ball

Title: Vice President

DBI/67069091.2

State of _____

County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____, who acknowledged to me that she/he is _____ of JPMorgan Chase Bank, National Association, as attorney-in-fact for The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank as Trustee for Structured Asset Mortgage Investments Inc., Mortgage Pass-Through Certificates, Series 2003-AR3, and that in his capacity as attorney-in-fact for The Bank of New York Mellon, f/k/a The Bank of New York as successor in interest to JPMorgan Chase Bank as Trustee for Structured Asset Mortgage Investments Inc., Mortgage Pass-Through Certificates, Series 2003-AR3, she/he executed, signed and delivered the above and foregoing instrument after having been authorized by JP Morgan Chase Bank, National Association, as attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of _____, 20____.

SEE ATTACHMENT

_____
Notary Public
My Commission Expires: _____

OB

State of Tennessee
County of Shelby

The actual consideration or value, whichever is greater, for this transfer is $261,000.00.

_____
Affiant

Subscribed and sworn to before me this February 7, 2013

_____
Notary Public

My Commission Expires: 06/01/14

Property Address: 308 Rising Sun Lane, Old Hickory, TN 37138

CLAIRE H. JULIAN
STATE OF TENNESSEE NOTARY PUBLIC
COUNTY OF SHELBY
MY COMM. EXP. JUNE 01, 2014

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT

CIVIL PRACTICE & REMEDIES CODE § 121.007

State of Texas
County of DENTON

Before me, Judy Little
Name and Character of Notarizing Officer, e.g., "John Smith, Notary Public"

on this day personally appeared
Amber Ball
Name of Signer

☑ known to me

☐ proved to me on the oath of

_____
Name of Credible Witness

☐ proved to me through _____

_____
Description of Identity Card or Document

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this
25 day of JAN., A.D. 2013
Day Month Year

JUDY LITTLE
Notary Public, State of Texas
My Commission Expires
March 5, 2016

Place Notary Seal and/or Stamp Above

Signature of Notarizing Officer

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

© 2010 National Notary Association • NationalNotary.org • 1-800-US NOTARY (1-800-876-6827)

Item #5243

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee, described as follows to wit: Being Lot Number 228 on the Plan of Brandywine Farms, Section 13, as of record in Book 4660, Page 71, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to Priscilla S. Stanton and Jonathan E. Scruggs by Quitclaim deed recorded August 9, 2004, as Instrument No. 20040809-0095597, Register's Office for Davidson County, Tennessee.

Commonly known as: 308 Rising Sun Lane, Old Hickory, Tennessee 37138.

This legal description is identical with that in Deed of Trust recorded in Instrument No. 20030915-0135178 in the Register's Office of Davidson County, Tennessee.

For prior title, see Deed recorded in Instrument No. 20121116-0106061, in said Register's Office.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.