BILL GARRETT, Davidson County
Trans:T20130016657 DEEDWARRSP
Recvd: 02/28/13 12:44 2 pgs
Fees:13.00 Taxes:222.37

20130228-0020051

BOX 50-B

~~EPARED BY:~~ RETURN
IANKERS TITLE & ESCRO
3310 WEST END AV
NASHVILLE, TN 372

State of ~~Tennessee~~ Texas
County of ~~Davidson~~ Dallas

The actual consideration or value- whichever is
Greater, is $60,100.-

Affiant Teerayut Kaewpradit AUTHORIZED OFFICER
Subscribed and Sworn to before me this 25 day of February, 2013

Notary Public
My Commission Expires: (Affix Seal) 1/26/16

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

SPECIAL WARRANTY DEED

INSTRUMENT PREPARED BY:
SERRANO, MCKINNEY & UMPIERRE, LLC
119 S. Main Street, Suite 500
Memphis, TN 38103

Name and Address of New Owner:	Improved Property Known as:	Send Tax Bills to:	map 71-11
TROY SHAFER 208 Windsor Terace Nashville, TN 37221	326 PULLEN AVENUE NASHVILLE, TN 37207	owner	parcel 178

MAP PARCEL NUMBER: 07111017800

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. SUCCESSOR BY MERGER BANK ONE NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2003-RP1

Whose Address is 2711 N. HASKELL AVENUE, SUITE 900, DALLAS, TX 75204

SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO

TROY SHAFER

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:

A CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, TENNESSEE, DESCRIBED AS FOLLOWS TO-WIT;

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING THE WESTERLY ONE-HALF OF LOT NO. 29 ON THE MAP OF TRINITY HEIGHTS, ADDITION, AS OF RECORD IN BOOK 161, PAGE 38, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE. SAID PART OF LOT NO. 29 FRONTS ~~PARADOXICALLY~~ 50 feet ~~152 FEET TO AN ALLEY~~ on the westerly side of Pullen Avenue and runs back between parallel lines 150 feet to an alley.
BEING THE SAME PROPERTY CONVEYED TO THE BANK OF NEW YORK MELLON TRUST COMPANY, NATIONAL ASSOCIATION FKA THE BANK OF NEW YORK TRUST COMPANY, NA, AS SUCCESSOR TO JPMORGAN CHASE BANK, NA, AS TRUSTEE FOR RAMP 2003-RPI BY SUBSTITUTE TRUSTEE'S DEED RECORDED AS INSTRUMENT 20121127-0108600 AS CORRECTED BY CORRECTIVE SUBSTITUTE TRUSTEE'S DEED RECORDED AS INSTRUMENT 20121206-0112315, SAID REGISTER'S OFFICE.

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. SUCCESSOR BY MERGER BANK ONE NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2003-RP1, 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 25th day of February, 2013.

Signed, sealed and delivered in the presence of:

Witness: Scott Buskirk

Witness: Deborah Jones

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. SUCCESSOR BY MERGER BANK ONE NATIONAL ASSOCIATION AS TRUSTEE FOR RAMP 2003-RP1

By: _____ [SEAL]

Its: Teerayut Kaewpradit
AUTHORIZED OFFICER

BY OCWEN LOAN SERVICING, LLC, ITS ATTORNEY IN FACT

CORPORATE SEAL

STATE OF Texas)
) ss
COUNTY OF Dallas)

On this 25 day of February, 2013, before me appeared Teerayut Kaewpradit, 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 Texas aforesaid, this 25 day of February, 2013.

Notary Public
My commissions Expires: 1/26/16

[NOTARIALSEAL]

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