BILL GARRETT, Davidson County
Trans:T20130041364 DEEDWARRSP
Recvd: 05/17/13 12:54 5 pgs
Fees:28.00 Taxes:175.75
20130517-0049992

Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

# SPECIAL WARRANTY DEED

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILL TO: | MAP/PARCEL NUMBERS: |
|---|---|---|
| Ardreal C. Sawyers | Ardreal C. Sawyers | 05911026800 |
| 700 Paige Circle | 490 Peach Valley Road | |
| Nashville, TN 37207 | Gallatin, TN 37066 | |

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, N.A., as Trustee for Bear Stearns Asset Backed Securities, Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates, Series 2006-1**, 7301 Baymeadows Way Jacksonville, FL 32256 ("Grantor"), in favor of **ARDREAL C. SAWYERS**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **FORTY-SEVEN THOUSAND FIVE HUNDRED DOLLARS ($47,500.00)**, 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.

**(Continuation of Special Warranty Deed)**

WITNESS MY HAND this 29 day of April, 2013.

**GRANTOR:**
**The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities, Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates, Series 2006-1**

**BY: JPMorgan Chase Bank, National Association, Its Attorney in Fact**

By: 4-29-13
Name: ~~Anetrice Wilson~~
Its: ~~Vice President~~

State of TEXAS
County of DENTON

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid ANETRICE Wilson who acknowledged to me that she/~~he~~ is VP (Title of person signing) of JPMorgan Chase Bank, National Association, the 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, N.A., as Trustee for Bear Stearns Asset Backed Securities, Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates, Series 2006-1**, and that in its 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, N.A., as Trustee for Bear Stearns Asset Backed Securities, Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates, Series 2006-1** she/he executed, signed and delivered the above and foregoing instrument after having been authorized by **The Bank of New York Mellon, f/k/a The Bank of New York, as successor-in-interest to JPMorgan Chase Bank, N.A., as Trustee for Bear Stearns Asset Backed Securities, Bear Stearns Alt-A Trust, Mortgage Pass-Through Certificates, Series 2006-1** and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 29th day of April, 2013.

DARRYL G. SWANN
Notary Public, State of Texas
My Commission Expires
February 24, 2015

Notary Public
My Commission Expires: 2/24/15

## SPECIAL WARRANTY DEED

## EXHIBIT "A"

Described property located in Davidson County, Tennessee, to-wit:

Lot Number 8 as shown on the Plan of Paige Villa of Record in Book 6250, page 557, Register's Office for said County, to which plan reference is hereby made for a more complete description of said property.

The grantor received title to the above-captioned real estate by Substitute Trustee's Deed of record in Instrument No. 20121226-0118635, in the Register's Office of Davidson County, Tennessee.

The last deed of record is Substitute Trustee's Deed, recorded in Instrument Number 20121226-0118635, in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record.

## 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.

Ardreal C. Sawyers

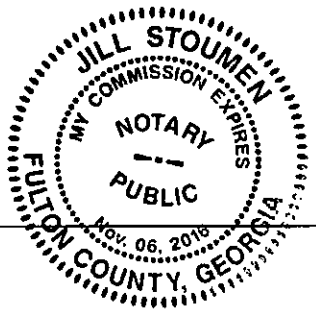
490 Peach Valley Rd
Gallatin, TN 37066

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $47,500.00.

Affiant

Subscribed and sworn to before me this 5/1/2013.




Notary Public

My Commission Expires: 11-06-2016