Davidson County DEEDWARRSP
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Fees:28.00 Taxes:177.79
20130624-0064831

Prepared By and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSQ-130600161A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS: Fed Development LLC	SEND TAX BILL TO: Fed Development LLC	MAP/PARCEL NUMBERS: 08301044400
(Name)	(Name)	
7305 Autumn Crossing Way	7305 Autumn Crossing Way	
(Address)	(Address)	
Brentwood, TN 37027	Brentwood, TN 37027	
(City) (State) (Zip)	(City) (State) (Zip)	

FOR AND IN CONSIDERATION of the sum of Ten Dollars and no/100 ($10.00), cash in hand paid by the Grantees and other good and valuable consideration 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. successor to JPMorgan Chase Bank N.A. Ramp 2006-RS4, Grantor, has this day bargained and sold, and does hereby transfer and convey unto Fed Development LLC, the Grantees herein, their successors, heirs and assigns, that certain

X improved unimproved real estate located at 918 Emmett Ave, Nashville, TN, 37206, in Davidson County, Tennessee, described in Exhibit A attached hereto.

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. 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 in Exhibit B attached hereto.

We further covenant and bind ourselves, our successors 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 Grantor, by no others.

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 our hand as of the 6-19-13, the corporate party, if any, having caused its name to be signed hereto by its duly authorized officers as of said day and date.

The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. successor to JPMorgan Chase Bank N.A. Ramp 2006-RS4 By Ocwen Loan Servicing LLC as Attorney in Fact

By: _____

Name: Teerayut Kaewpradit

Its: AUTHORIZED OFFICER

State of Texas
County of Dallas

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Teerayut Kaewpradit who acknowledged to me that she/he is AVP (Title of person signing) of Ocwen Loan Servicing, LLC (Name of Company), the attorney-in-fact for The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. successor to JPMorgan Chase Bank N.A. Ramp 2006-RS4, and that in its capacity as attorney-in-fact for The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. successor to JPMorgan Chase Bank N.A. Ramp 2006-RS4 she/he executed, signed and delivered the above and foregoing instrument after having been authorized by The Bank of New York Mellon Trust Company, National Association FKA The Bank of New York Trust Company, N.A. successor to JPMorgan Chase Bank N.A. Ramp 2006-RS4 and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the 19th day of June, 2013.

RUSSELL CALHOUN
Notary Public, State of Texas
My Commission Expires
January 05, 2016

Notary Public

My Commission Expires: 1-5-16

State of TEXAS
County of DALLAS

The actual consideration or value, whichever is greater, for this transfer is $ 48,051.00

Affiant Teerayut Kaewpradit AUTHORIZED OFFICER

Subscribed and sworn to before me this 6-19-2013.

RUSSELL CALHOUN
Notary Public, State of Texas
My Commission Expires
January 05, 2016

Notary Public

My Commission Expires: 1-5-16

EXHIBIT "A"

Being Lot No. 1-A, Zone Lot Division of Lots 1, 2 and 3 on the Plan of Grenada Place, Section 2, as shown on plat of record in Plat Book 6200, Page 157, amending Plat Book 4660, page 197, in the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

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. successor to JPMorgan Chase Bank N.A. Ramp 2006-RS4 by Substitute Trustee's Deed recorded 6/17/13, Instrument No. 20130617-0061411, in the Register's Office for Davidson County, Tennessee.

Subject to all matters shown on plat of record in Book 4660, Page 197, as amended in Book 6200, Page 157, in the Register's Office of Davidson County, Tennessee.

RE: 918 Emmett Ave, Nashville, TN 37206

SPECIAL WARRANTY DEED

EXHIBIT "B"

"Grantor covenants that it is seized and possessed of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through, and under it, but not further otherwise."

The following reservations from and exception to this conveyance and the warranty of title made herein shall apply.

1. All easements, rights-of-way and prescriptive rights whether of record or not, pertaining to any portion(s) of the herein described property (hereinafter, the "Property");

2. All valid oil, gas and mineral rights, interests or leases, royalty reservations, mineral interest and transfers of interest of any character, in the oil, gas or minerals of record in any county in which any portion of the Property is located;

3. All restrictive covenants, terms, conditions, contracts, provisions, zoning ordinances and other items of record in any county in which any portion of the Property is located, pertaining to any portion(s) of the Property, but only to the extent that same are still in effect;

4. All presently recorded instruments (other than liens and conveyances by, through or under the Grantor) that affect the Property and any portion(s) thereof;

5. Ad valorem taxes, fees and assessments, if any, for te current year and all prior and subsequent years, the payment of which Grantee assumes (at the time of transfer of title), and all subsequent assessments for this and all prior years due to change(s) in land usage (including, but not limited to, the presence or absence of improvements, if any, on the Property), ownership, or both, the payment of which Grantee assumes; and

6. Any conditions that would be revealed by a physical inspection and survey of the Property.

RE: 918 Emmett Ave, Nashville, TN 37206

I, Andy Maloney, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of TN
County of Davidson

Personally appeared before me, Carl E. Dunphy, II, a notary public for this county and state, Andy Maloney, who acknowledges that this certificate of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My commission expires: 1-6-2015

CARL E. DUNPHY II
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

NOTARY PUBLIC
AT LARGE
Carl E. Dunphy II
My Commission Expires
1-6-2015
STATE OF TENNESSEE