BILL GARRETT, Davidson County
Trans:T20130054630 DEEDWARRSP
Recvd: 06/27/13 13:23 3 pgs
Fees:18.00 Taxes:1228.40
20130627-0066224

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# 1007GMTC
Property ref: 5936 WOODLAND HILLS DR, NASHVILLE, TN 37211

SPECIAL WARRANTY DEED

Send tax bills to: John G. Wood and Barbara V. Wood- 1301 Derby Trace, Nashville, TN 37211
Name and address of new owner: John Wood and Barbara Wood- 1301 Derby Trace, Nashville, TN 37211
Map parcel number: 17202007100

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,

JOHN G. WOOD and BARBARA V. WOOD,

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.

STATE OF TENNESSEE
COUNTY OF Williamson

The actual consideration or value, whichever is greater is $332,000.00

Rachael A. Alexander
Affiant

Subscribed and sworn before me this the 14th day of June, 2013.

Jennifer Crowell
Notary Public
My commission expires 3/18/14

JENNIFER CROWELL
STATE OF TENNESSEE NOTARY PUBLIC
LEWIS COUNTY

Witness our hand this 12TH day of JUNE, 2013, 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 OCWEN LOAN SERVICING, LLC AS ATTORNEY IN FACT

By: _____
Its: Teerayut Kaewpradit
AUTHORIZED OFFICER

By: _____
Its: Scott Buskirk
AUTHORIZED OFFICER

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, Teerayut Kaewpradit (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, Scott Buskirk (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 12 day of June, 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

Land in Davidson County, Tennessee, being Lot No. 64 on the Plan of Myrtlewood Estates, Section Three, as of record in Book 6250, Page 287, as amended in Book 6546, Page 840, in the Register's Office for Davidson County, Tennessee.

Being a part of the property conveyed to Leon M. Hampton and wife, Connie L. Hampton by Deed of record in Book 6550, Page 142, recorded 11/06/1985, Registers Office for Davidson County, Tennessee.

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 dated 2/28/2013 and filed 3/5/2013 of record at Instrument no. 20130305-0021734, in the Register's office of 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 20130305-0021734
County of DAVIDSON, TN