BILL GARRETT, Davidson County
Trans:T20130058796 DEEDWARRSP
Recvd: 07/10/13 15:15 2 pgs
Fees:13.00 Taxes:96.57
20130710-0071447

7437571458

SPECIAL WARRANTY DEED

THIS INDENTURE, made and entered into this 28 TH day of May, 2013 by and between, The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A., as Trustee, for RASC 2004-KS4, by Residential Funding Company, LLC as Attorney in Fact, party of the first part, and Apex Land, LLC, party of the second part.

WITNESSETH: That for and in consideration of Ten Dollars ($10.00) cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of all of which is hereby acknowledged, the party of the first part has bargained and sold and does hereby bargain, sell, convey and confirm unto the party of the second part, the following described real estate, to wit :

Land in Davidson County, Tennessee being Lot No. 4A, on the Plan of Zone Lot Division of Lot No. 3 and 4 of the JAMES BURNS Subdivision as shown of record in Book 6250, Page 581 (also shown on Plat Book 161, Page 98 as Lot No. 4 James Burns Plan Registers Office for Davidson County, Tennessee to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Parcel Id No.: 07215032500

Property Known as: 2605-B Pennington Avenue, Nashville, Tennessee, 37216

This being the same property conveyed to The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., successor to JPMorgan Chase Bank, N.A., as Trustee, for RASC 2004-KS4 by Substitute Trustee's Deed of record in Instrument Number 20130225-0018401, in the Register's Office of Davidson County, Tennessee.

THIS PROPERTY IS BEING SOLD "AS IS", WHERE IS", NO REPRESENTATIONS OR WARRANTIES, EXPRESSED OR IMPLIED.

TO HAVE AND TO HOLD The aforesaid real estate, together with all the appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, its successors and assigns in fee simple forever.

The said party of the first part does hereby covenant with the said party of the second part that it is lawfully seized in fee of the aforedescribed real estate; that it has a good right to sell and convey the same; that the same is unencumbered, except for any Subdivision Conditions, Covenants, Declarations, Dedications, Easements, Restrictions, Reservations, and/or any other matters of record in Book 6250, Page 581 and Book 161, Page 98 in the Register's Office of Davidson County, Tennessee, and 2013 Davidson County, Tennessee property taxes, not yet due and payable; and that this is a Special Warranty Deed and is warranted by the Seller through and under it only; and that the title and quiet possession thereto it will warrant and forever defend against the lawful claims of all persons.

The word "party" as used herein shall mean "parties" if it refers to more than one person or entity, and pronouns shall be construed according to their proper gender and number according to the context hereof.

IN WITNESS WHEREOF, the party of the first part has caused this instrument to be executed by and through its duly authorized officers as of the day and year first above written.

The Bank of New York Mellon Trust Company, National Association f/k/a The Bank of New York Trust Company, N.A., as successor to JPMorgan Chase Bank, N.A., as Trustee, for RASC 2004-KS4, by Residential Funding Company, LLC as Attorney in Fact

By: Teerayut Kaewpradit
AUTHORIZED OFFICER

STATE OF Texas
COUNTY OF Dallas

Personally appeared before me a Notary Public, Teerayut Kaewpradit with whom I am personally acquainted, and who acknowledged that such person executed the within instrument for the purpose therein contained, and who further acknowledged that such person is the AO of Residential Funding Company, LLC as Attorney in Fact, and is authorized by the maker to execute this instrument on behalf of the maker.

WITNESS my hand an Official Seal this 28 day of May, 2013.

NOTARY PUBLIC

My Commission Expires: 1/26/16

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

STATE OF Texas)

COUNTY OF Dallas)

I hereby swear or affirm that, to the best of affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $26,100.00, which amount is equal to or greater than the amount which the property would command at a fair and voluntary sale.

AFFIANT Teerayut Kaewpradit

Subscribed and sworn to before me this the 28 day of May, 2013.

NOTARY PUBLIC

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

My commission expires: 1/26/16

Property Address:
2605B Pennington Avenue
Nashville, TN 37216

New Owner and Mail Tax Bills to:
Apex Land, LLC
7125 Bakers Bridge Ave.
Brentwood, TN 37027

This instrument prepared by:
CRISLIP, PHILIP & ASSOCIATES
4515 Poplar Ave., Ste. 322
Memphis, TN 38117
(901) 525-2427