SPECIAL WARRANTY DEED

STATE OF Virginia
~~COUNTY OF Henrico~~ City of Richmond
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $5,000.00

Affiant Sarah P. Bagley VP

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26th day of September, 2013.

Notary Public

MY COMMISSION EXPIRES: 7/31/2016

(AFFIX SEAL)

Commonwealth of Virginia
Aubrey S. DesPortes, Jr. - Notary Public
Commission No. 327765
My Commission Expires 7/31/2016

THIS INSTRUMENT WAS PREPARED BY
Sidwell, Barrett & Welch, P.C.
Stewart Title Company Tennessee Division, 13026 Lebanon Road, Ste 100, Mt Juliet, TN 37122

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP PARCEL NUMBERS
Tinnon Medley	Tinnon Medley	03413011200
(NAME)	(NAME)	
2433 Tinnin Road	2433 Tinnin Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

For and consideration of the sum of Ten Dollars, cash in hand paid by the hereinafter named GRANTEE(S), and other good and valuable considerations, the receipt of which is hereby acknowledged, **The Bank of New York Mellon (fka The Bank of New York) as Trustee for Mastr Alternative Loan 2006-2 Mortgage Pass Through Certificates Series 2006-2**, hereinafter called the GRANTOR(S), has bargained and sold, and by these presents do transfer and convey unto **Tinnon Medley**, hereinafter called the GRANTEE(S), their heirs and/or assigns, a certain tract or parcel of land in **Davidson** County, State of Tennessee, described as follows, to-wit:

Land in Davidson County, Tennessee, being Lot No. 22, Block B on the plan of East Lawn, of record in Book 547, Pages 153 and 154, Register's Office for said County, described as follows: Said Lot fronts 50 feet on the southerly margin of Welworth Street and extends back 128.32 feet on the westerly line and 107.66 feet on the easterly line to a line in the rear measuring 54.10 feet thereon.

Being the same property conveyed to The Bank of New York Mellon (fka The Bank of New York) as Trustee for Mastr Alternative Loan 2006-2 Mortgage Pass Through Certificates Series 2006-2, by Deed from Nationwide Trustee Services Inc., Substitute Trustee, dated 03/11/2010 and filed for record on 03/19/2010 in Instrument 201003190020758, Register's Office for Davidson County, Tennessee. Correction Deed in Instrument 201006170047134, said Register's Office.

All matters as set forth per Plat Book 547, Page 153, Plat Book 547, Page 154, said Register's Office.

Restrictions of record in Book 736, Page 220, said Register's Office.

This conveyance is further subject to (1) all applicable zoning ordinances (2) utility, sewer, drainage and other easements of record, (3) all subdivision/condominium assessments, covenants, bylaws, restrictions, declarations and easements of record, (4) building restrictions, and (5) other matters of public record.

unimproved ☐

This is improved ☑ property, known as 172 - 174 Welworth Street, Madison, TN 37115
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract of land, with the appurtenances, estate, title and interest thereto belonging

File No.: 01288-11271
SMG TN Special Warranty Deed
PID# 750899

BILL GARRETT, Davidson County
Trans: T20130083678 DEEDWARRSP
Recvd: 09/27/13 10:12 2 pgs
Fees: 13.00 Taxes: 18.50

20130927-0101680

to said GRANTEE(S), their heirs and/or assigns, forever. Wherever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

GRANTOR(S) does hereby covenant with GRANTEE(S) that GRANTOR(S) has not made, done, executed, allowed or permitted any act, instrument or thing whatever whereby said land, or any part thereof, now or at any time hereafter shall be charged or encumbered in any manner whatsoever; and GRANTOR(S) does further covenant and bind itself, its successors, assigns and representatives, to warrant and forever defend the title to said land to said GRANTEE(S), their heirs and/or assigns, against the lawful claims of all persons claiming by, through or under said GRANTOR(S), but not otherwise.

Witness our hands this ~~20th~~ 13rd day of September, 2013.

The Bank of New York Mellon (fka The Bank of New York) as Trustee for Mastr Alternative Loan 2006-2 Mortgage Pass Through Certificates Series 2006-2, By SunTrust Mortgage Inc., As it's Attorney in Fact

BY: _____

Printed Name: Sarah P. Berglund, VP

State of Virginia
~~County of Henrico~~ City of Richmond

Personally appeared before me the undersigned, a notary public in and for said County and State, the within named Sarah P. Berglund < with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who acknowledged that he/she is the Vice President of SunTrust Mortgage, Inc., a Virginia Corporatin and that he/she is the Attorney in Fact for The Bank of New York Mellon (fka The Bank of New York) as Trustee for Mastr Alternative Loan 2006-2 Mortgage Pass Through Certificates Series 2006-2 and that he/she is authorized The Bank of New York Mellon (fka The Bank of New York) as Trustee for Mastr Alternative Loan 2006-2 Mortgage Pass Through Certificates Series 2006-2 to execute this instrument on it's behalf.

Witness my hand and official seal this 23rd day of September, 2013.

_____

Notary Public
My Commission Expires: July 31, 2016

Commonwealth of Virginia
Aubrey S. DesPortes, Jr. - Notary Public
Commission No. 327765
My Commission Expires 7/31/2016

RETURN TO:
Stewart Title Company Tennessee Division
13026 Lebanon Road, Ste 100
Mt Juliet, TN 37122

Property Address: 172-174 Wellworth St, Madison, TN 37115