Davidson County	DEEDWARRSP
Recvd: 02/27/14 13:57	5 pgs
Fees:28.00 Taxes:203.50	
20140227-0017055	

This Instrument Prepared by and Return to:
Signature Title, LLC
1435 North West Broad Street
Murfreesboro, Tennessee 37129
File Number 2013080201TN

SPECIAL WARRANTY DEED

Address New Owner(s) as follows:	Send Tax Bill to:	Map/Parcel Number(s)
(Name) Idella M. Patton	(Name) Idella M. Patton 4023 Whites Creek Pk	058-11-0-019.00
(Address) 4023 Whites Creek Pike	(Address) Nashville, TN 37189	
(City) (State) (Zip) Nashville, TN 37189	(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, **U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates Series 2005-HE4,** Grantor, has this day bargained and sold, and does hereby transfer and convey unto **Idella M. Patton,*** Grantee(s) herein, their successors, heirs and assigns, that certain Parcel ID # **058-11-0-019.00**

*unmarried

X Improved OR
Unimproved property located at:

3801 Lunn Drive, Nashville, TN 37218, in Davidson County Tennessee, described in Exhibit "A" attached hereto and made a part hereof.

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantee(s) 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 title to said real estate to said Grantee(s), 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.

Witness our hand as of the 02/07/14, the Corporate Party, if any, having caused its name to be signed hereto by its duly authorized officers of said day and date.

U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates Series 2005-HE4 by Select Portfolio Servicing Inc. as Attorney in Fact for J.P. Morgan Chase Bank as Attorney in Fact for U.S. Bank National Association as Trustee.

By [signature] 2/7/14

Name Mike Sanders, Doc. Control Officer

Title

State of Utah
County of Salt Lake

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Mike Sanders, Doc. Control Officer (Name of Person signing), with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath acknowledged him/her self to be the Mike Sanders, Doc. Control Officer (Title of Person signing) of Select Portfolio Servicing, Inc., as Attorney in Fact for J.P. Morgan Chase Bank as Attorney in Fact for U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates Series 2005-HE4 the within named bargainor and that he/she, acting in such capacity and authorized so to do, executed the foregoing instrument on behalf of said Corporation for the purposes therein contained.

Witness my hand and official seal, at office located in Salt Lake City, this 02/07/14.

[signature]
Notary Public
My Commission Expires: 10/10/2016

DHARI HANDY
Notary Public State of Utah
My Commission Expires on:
October 10, 2016
Comm. Number: 659121

State of Tennessee
County of Davidson

The actual consideration or value, whichever is greater, for this transaction is $55,000.00.

[signature]
Affiant

Subscribed and sworn before me this 2-27-14.

[signature]
Notary Public
My Commission Expires: 7-3-17

MEMORIE WHITE
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY

EXHIBIT "A"

A certain tract or parcel of land located in Davidson County, Tennessee described as follows, to wit:

Land in Davidson County, Tennessee being Lot No. 9 on the Plan of Royal Hills, Section I of record in Book 4675 at Page 73, Register's Office for said County.

Said Lot No. 9 which is a corner lot, fronts 77.76 feet on the Westerly margin of Phipps Drive and fronts 88.59 feet on the Southerly margin of Lunn Drive, said frontage being joined by a curve having a length of 39.27 feet and extends back 125.03 feet on the Southerly line and 125.12 feet on the Westerly line to a point of intersection.

This conveyance is made subject to any and all zoning regulations, building restrictions, setback lines, if any, easements and right for public utilities applicable to this property.

This being the same property conveyed by Substitute Trustee's Deed to U.S. Bank National Association, as Trustee, successor in interest to Bank of America, National Association as Trustee as successor by merger to LaSalle Bank National Association, as Trustee for Certificateholders of Bear Stearns Asset Backed Securities I LLC Asset Backed Certificates Series 2005-HE4 filed for record February 19, 2013 in Instrument Number 20130219-0016172 in the Office of the Register of Deeds for Davidson County, Tennessee.

0016172

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 referred to as "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 the current year and all prior subsequent years, the payment which Grantor assumes (as 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;
6. Any conditions that would be revealed by a physical inspection and survey of the Property; and
7. Easements, restrictions, reservations, conditions, agreements and any and all other matters as shown of record.

Certificate of Authenticity

I, Cari Allen, 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.

Cari Allen

Signature

State of Tennessee

County of Davidson

Personally appeared before me, A.R. Turner, a notary public for this county and state, Cari Allen who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Notary's Signature

My Commission Expires:

A. R. TURNER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.
My Commission Expires JUNE 21, 2016