(2)

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20150005316 DEEDWARRSP
Recvd: 01/22/15 09:31 2 pgs
Fees: 13.00 Taxes: 163.50
20150122-0006197

CONNIE L. TIMBS STATE OF TENNESSEE NOTARY PUBLIC WILSON COUNTY

STATE OF TENNESSEE
COUNTY OF SUMNER

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $44,189.00

Melissa D. Rogers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st day of January, 2015.

Connie L. Timbs
Notary Public

MY COMMISSION EXPIRES: 2-3-2015
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Warranty Title Insurance Company, Inc., 165 Indian Lake Blvd., Ste. 106
Hendersonville, Tennessee 37075

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Derek Byrd	Derek Byrd	
(NAME)	(NAME)	
1125 Waggoner Ct. West	1125 Waggoner Ct. West	10803012600
(ADDRESS)	(ADDRESS)	
Nashville, TN 37214	Nashville, TN 37214	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	File No.: 20142331

For and consideration of the sum of ten dollars, cash in hand paid by the hereinafter named GRANTEE, and other good and valuable considerations, the receipt 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, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2004-KS2, hereinafter called the GRANTOR, have bargained and sold, and by these presents do transfer and convey unto Derek Byrd, hereinafter called the GRANTEE, his/her heirs and 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. 142 A and B, Patio Villa, Section 6, Zone Lot Division, as recorded in Book 6250, page 489, and as amended in Book 6250, page 570, Register's Office for said County, to which record reference is hereby made for a more particular description.

AND BEING the same property conveyed to The Bank of New York Mellon Trust Company National Association fka The Bank of New York Trust Company, NA, as successor to JP Morgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2004-K22 by Trustee's Deed from Wilson & Associates, PLLC, as Substitute Trustee, dated April 23, 2014 and filed of record in Instrument 20140425-0034872, Register's Office for Davidson County, Tennessee.

RESTRICTIONS:
This conveyance is made subject to restrictions appearing of record in Book 6555, page 576, and Book 6250, page 570, Register's Office for Davidson County, Tennessee, and to easements and setback lines as indicated on aforesaid subdivision plat.

unimproved ☐

This is improved ☒ property, known as 1125 Waggoner Ct. West, Nashville, TN 37214

(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

It is expressly agreed by the parties hereto that all taxes for the current year shall be prorated between them as of the date of this deed.

This conveyance is expressly made subject to reservations, restrictions, easements, covenants and conditions contained in former instruments of record pertaining thereto and to all easements and encroachments apparent from an inspection of the property.

Witness my hand this 20 day of January, 2015.

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, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2004-KS2

Chris Heinichen

Jacqueline S. Michaelson

By: Ocwen Loan Servicing LLC, It's Attorney-in-Fact

Jon King Contract Management Coordinator

STATE OF Florida

COUNTY OF Palm Beach

On the 20 day of January, 2015, before me the undersigned Notary Public of the State and County aforesaid, Personally appeared Jon King as Contract Management Coordinator for Ocwen Loan Servicing, LLC 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. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass Through Certificates Series 2004-KS2. Personally Known To Me

Commission expires: Personally Known To Me

Notary Public State of Florida
Jami Dorobiala
My Commission FF 008181
Expires 04/15/2017

Jami Dorobiala

Notary Public