THIS INSTRUMENT WAS PREPARED BY	STATE OF TENNESSEE COUNTY OF DAVIDSON
Bankers Title & Escrow Corp. 3310 West End Ave., Ste. 540 Nashville, TN 37203	THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $ 77,000.00. EMW Personally Known To Me — Affiant — Jon King, Contract Management Coordinator SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 22 DAY OF MAY 2015 Notary Public State of Florida Erin M Weston My Commission FF 120501 Expires 05/06/2018 — Erin M. Weston, Notary Public MY COMMISSION EXPIRES: _____ (AFFIX SEAL)

WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kathryn A Hatter ~~Kathy Hatter~~	Kathryn A Hatter ~~Pinnacle Bank~~ new owner	MAP
1408 Woodchimers Court	3400 Harborwood Circle ~~150 3rd Avenue South~~	PARCEL 086-07-0-198.00
Hermitage, TN 37076	Nashville, TN 37214 ~~Nashville, TN 37201~~	
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

FOR AND CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID BY THE HEREINAFTER NAMED GRANTEES, 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, National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset Backed Pass-Through Certificates Series 2004-RS12, its successors and assigns**

HEREINAFTER CALLED THE GRANTORS, HAVE BARGAINED AND SOLD, AND BY THESE PRESENTS DO TRANSFER AND CONVEY UNTO ~~Kathy Hatter, unmarried~~ / Kathryn A. Hatter. married

HEREINAFTER CALLED THE GRANTEES, THEIR 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. 266 on the Plan of Phase V-B on the Plan of Revised Jackson Retreat of record in Plat Book 6250, Page 905, in the Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete description of the property.

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, National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2004-RS12, its successor and assigns by Substitute Trustee's deed from Jason S. Mangrum, J.P. Sellers, Lori Liane Long, Substitute Trustee of record in Instrument No. 20141003-0091887 Register's Office for Davidson County, Tennessee, dated October 3, 2014 and recorded on October 3, 2014.

THIS CONVEYANCE IS SUBJECT TO: (1) Taxes which have been prorated and assumed by Grantee; (2) All restrictions of record; (3) All easements of record; (4) All visible easements; (5) All matters appearing on the plan of record; (6) All applicable governmental and zoning regulations.

This is () UNIMPROVED

(X) IMPROVED property known as **1408 Woodchimers Court, Hermitage, TN 37076.**

BILL GARRETT, Davidson County
Trans:T20150042959 DEEDWARR
Recvd: 06/02/15 13:17 2 pgs
Fees:13.00 Taxes:284.90
20150602-0051138

TO HAVE AND TO HOLD the said tract or parcel of land, with the appurtenances, estate, title and interest thereto belonging to the said GRANTEES, their heirs and assigns forever; and we do covenant with the said GRANTEES that we are lawfully seized and possessed of said land in fee simple, have a good right to convey it and the same is unencumbered, unless otherwise herein set out; and we do further covenant and bind ourselves, our heirs and representatives, to warrant and forever defend the title to the said land to the said GRANTEES, their heirs and assigns, against the lawful claims of all persons whomsoever. 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.

Witness ___ hand( ) this the 22 day of May, 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, National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset Backed Pass-Through Certificates Series 2004 RS12, its successor and assigns

BY: Ocwen Loan Servicing, LLC, as Attorney in Fact

Jon King
Contract Management Coordinator

STATE OF Florida

COUNTY OF Palm Beach

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, National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset Backed Pass Through Certificates Series 2004-RS12, its successors and assigns 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, National Association, as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset Backed Pass Through Certificates Series 204-RS12.**

Personally Known To Me

Witness my hand and seal this the 22 day of May, 2015.

My Commission expires _____

Erin M. Weston
Notary Public

Notary Public State of Florida
Erin M Weston
My Commission FF 120501
Expires 05/06/2018