BILL GARRETT, Davidson County
Trans:T20150055964 DEEDWARR
Recvd: 07/10/15 10:30 2 pgs
Fees:13.00 Taxes:555.00
20150710-0067213

This instrument prepared by and Record and Return to:
Parthenon Title Agency, LLC
85 White Bridge Road Suite 100-B
Nashville, TN 37205
(615) 829-5190
File No.: 15-1163

WARRANTY DEED

THIS INDENTURE, made and entered into this 6/9/15 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. as successor to JPMorgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2003-KS10**, parties of the first part, and **Cao Phung, and Anne Lu, Husband and Wife**, party of the second part,

WITNESSETH: This for and in consideration of Ten Dollars ($10.00), cash in hand paid, and other good and valuable considerations, the receipt of all of which is hereby acknowledged, the said party of the first part had bargained and sold and does hereby bargain, sell, convey and confirm unto the said party of the second part the following described Real Estate, situated and being in the City of Nashville, County of Davidson, State of Tennessee, to wit:

> Land in Davidson County, Tennessee, being Lot Number 13 on the Plan of Holt Meadows, of record in Book 4300, Page 174, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete and accurate description.
>
> 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. as successor to JP Morgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2003-KS10 by Trustee's Deed from Wilson & Associates, PLLC, Successor Trustee dated 07/17/2014, of record in Instrument No. 20140721-0064417, Register's Office of Davidson County, Tennessee. Further being the same property conveyed to Konstavitin Voshchina by Quitclaim Deed from Galina Voshchina, dated 12/10/2008, of record in Instrument Number 20081210-0019158, Register's Office for Davidson County, Tennessee. And further being the same property conveyed to Konstavitin Voshchina and wife, Galina Voshchina by deed from Kurt D. Sellers and wife, Victoria P. Sellers, dated 06/17/1999, of record in Book 11534, page 304, Register's Office for Davidson County, Tennessee.

This conveyance is made subject to: All existing Easements and Restriction of record.

Parcel ID # 12811002900
☒ Improved 533 Holt Valley Road, Nashville, TN 37221
☐ Unimproved property located at:

TO HAVE AND TO HOLD the aforesaid Real Estate together with all appurtenances and hereditaments thereunto belonging or in any wise appertaining unto the said party of the second part, his/her heirs, 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 he/she is lawfully seized in fee simple of the afore described real estate; that he/she has good right to sell and convey the same; that the same is unencumbered, EXCEPT as set forth herein, and that the title and quiet possession thereto he/she warrants and forever defends against the lawful claims of all persons.

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

WITNESS the signature of the party of the first part of the day and year first above written.

Jon King
Contract Management Coordinator

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 JP Morgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2003-KS10 By Ocwen Loan Servicing, LLC its Attorney-in-Fact

Personally Known To Me

STATE OF Florida

COUNTY OF Palm Beach

Contract Management Coordinator (sic)

Before me, the undersigned, a Notary Public in and for said County and State, duly commissioned and qualified, personally appeared Jon King as ____, for Ocwen Loan Servicing, LLC as Attorney in Fact for 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 JP Morgan Chase Bank, as Trustee for Residential Asset Securities Corporation, Home Equity Mortgage Asset-Backed Pass-Through Certificates, Series 2003-KS10 to me known to the persons described in and who executed the foregoing instrument, and acknowledged that they executed the same for the purposes therein contained as his/her free Act and Deed. Personally Known To Me

Witness my hand and Notarial Seal this 29 day of June, 2015..

GUIRLENE DOLCINE
MY COMMISSION # FF 055364
EXPIRES: November 16, 2017
Bonded Thru Notary Public Underwriters

My Commission Expires: ____

Notary Public

Guirlene Dolcine

****

Owner's Name: Cao Phung and Anne Lu

and Address: 533 Holt Valley Road, Nashville, TN 37221

Mail tax bills to

Peoples Home Equity, Inc.
5205 Maryland Way, Suite 101
Brentwood, TN 37027

I, or we, hereby swear and affirm that, to the best of the affiant's knowledge, information, and belief, the actual consideration for this transfer or value of the property transferred, whichever is greater, is $150,000.00 which amount is equal or greater than the amount which the property transferred would command at a fair and voluntary sale.

Affiant

STATE OF Tennessee

COUNTY OF Davidson

Subscribed and sworn to before me this 29 day of June, 2015..

Notary Public

My Commission Expires: 12-15-15

MARIE COLLINS
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY