Davidson County DEEDWARRSP
Recvd: 06/05/17 11:51 5 pgs
Fees:28.00 Taxes:859.47
20170605-0055819

CE1612-TN-3160682

SPECIAL WARRANTY DEED

ELLA K. BUTLER
STATE OF TENNESSEE NOTARY PUBLIC
DAVIDSON COUNTY, TENN.

STATE OF TN
COUNTY OF Davidson
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $232,289.00
Fotios Dardamanis
Carla J. Simpson-Webb-Dardamanis
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME,
THIS 1 DAY OF June 2017
Ella K. Butler
Notary Public
MY COMMISSION EXPIRES: (AFFIX SEAL)
09/07/2020

THIS INSTRUMENT WAS PREPARED BY: Premium Title Services, Inc
1000 Abernathy Road NE, Suite 200, Atlanta, GA 30328

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS:
Carla J Simpson-Webb Dardamanis and Fotios Dardamanis 4111 Curve rd, Delaware, OH 43015	Carla J Simpson-Webb Dardamanis and Fotios Dardamanis 4111 Curve rd Delaware, OH 43015	10305000101

FOR AND IN CONSIDERATION of the sum of Two Hundred Thirty Two Thousand Two Hundred Eighty Nine Dollars and No/100 Dollars ($232,289.00), cash in hand paid, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, by the Grantor, 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, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP2, (herein referred to as "Grantor") has/have this day bargained and sold and, by these presents, does hereby Bargain, Sell, Transfer and Convey unto **Carla J Simpson-Webb Dardamanis and Fotios Dardamanis, Wife and Husband as Joint tenants with rights of survivorship**, whose address is shown above (herein referred to as "Grantee"), its heirs, successors and/or assigns, forever, the following described tract or parcel of land located in Davidson County, State of Tennessee, described as follows, to wit:

Please see attached Exhibit "A"

THIS CONVEYANCE IS SUBJECT TO: Current years taxes which have been prorated and assumed by the Grantee (s); All restrictions of record; All easements of record; All visible

easements; All matters appearing on the plan of record; All applicable government and zoning regulations.

This improved property known as: 1222 Watts Ter, Nashville, TN 37209

TO HAVE AND TO HOLD said tract or parcel of land together with all the improvements thereon and the appurtenances thereunto belonging unto said Grantee **Carla J Simpson-Webb Dardamanis and Fotios Dardamanis, Wife and Husband as Joint tenants with rights of survivorship,** his/her/their heirs and assigns, in fee simple forever.

SAID GRANTOR **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, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP2** COVENANTS with the said Grantee and binds themselves, his/her/their heirs/successors and assigns, to warrant and forever defend the title thereto of said tract or parcel of land to the said Grantee **Carla J Simpson-Webb Dardamanis and Fotios Dardamanis, Wife and Husband as Joint tenants with rights of survivorship**, his/her/their heirs and assigns, against the claims of all persons claiming, or to claim the same any part thereof, by, through or under the said Grantor, but against none other.

IN WITNESS WHEREOF the said **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, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP2,** has executed this deed this the 23 day of MAY, 2017.

"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, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-RP2"

By: Ocwen Loan Servicing, LLC, as its Attorney In Fact

Tucker Perry Contract Management Coordinator

STATE OF FLORIDA

COUNTY OF PALM BEACH

Personally appeared before me Rafael Gonzalez, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Tucker Perry (Name) as Contract Management Coordinator (Title), with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be an authorized signatory of Ocwen Loan Servicing, LLC, as attorney in fact of said "**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, N.A., AS TRUSTEE FOR RESIDENTIAL ASSET MORTGAGE PRODUCTS, INC., MORTGAGE ASSET-BACKED PASS-THROUGH CERTIFICATES SERIES 2006-RP2**". RG. 5-23-17

Witness my hand and Notarial Seal this 23 day of MAY, 2017. **Personally Known To Me**

Rafael Gonzalez

Notary Public

My Commission expires:

POA recorded simultaneously herewith

Notary Public State of Florida
RAFAEL GONZALEZ
My Commission GG 045659
Expires 11/08/2020

RETURN TO:
Carla J Simpson-Webb Dardamanis and Fotios Dardamanis
4111 Curve rd
Delaware, OH 43015

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING PART OF LOT NO. 5 ON THE MAP OF THE DIVISION OF THE JACKSON PLACE, AS OF RECORD IN BOOK 1130, PAGE 59, REGISTER'S OFFICE FOR SAID COUNTY, DESCRIBED AS FOLLOWS:

BEGINNING AT THE SOUTHWEST CORNER OF LOT NO. 5 AND THE SOUTHEAST CORNER OF LOT NO. 4 ON SAID PLAN; THENCE ALONG THE SOUTH LINE OF LOT NO. 5 NORTH 72 DEG. 44' EAST 321 FEET TO THE SOUTHWEST CORNER OF THE PROPERTY CONVEYED TO GEORGE MAYS AND WIFE, AS OF RECORD IN BOOK 213, PAGE 116; THENCE ALONG MAYS' WESTERLY LINE NORTHERLY 336 FEET TO A POINT; THENCE WESTERLY 160 FEET TO A POINT IN THE EAST LINE OF THE PROPERTY OF JESSE G. HAMER, ETUX, OF RECORD IN BOOK 2538, PAGE 638, THENCE SOUTHERLY WITH HAMER'S EAST LINE 120 FEET TO HIS SOUTHEAST CORNER; THENCE WESTERLY WITH HIS SOUTH LINE 160 FEET TO A POINT IN THE LINE OF LOT NOS. 4 AND 5 ON SAID PLAN; THENCE SOUTHERLY WITH THE LINE BETWEEN SAID LOTS, 358 FEET TO THE BEGINNING.

INCLUDED WITHIN THE ABOVE DESCRIPTION BUT SPECIFICALLY EXCLUDED THERE FROM IS ALL THAT PROPERTY DESCRIBED AT BOOK 4497, PAGE 319 AND BOOK 4464, PAGE 180, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

Being Property Conveyed by Trustee's Deed from Rubin Lublin TN, PLLC to The Bank of New York Mellon Trust Company, N.A FKA The Bank of New York Trust Company, N.A.as successor to JPMorgan Chase Bank, N.A., as Trustee for Residential Asset Mortgage Products, Inc., Mortgage Asset-Backed Pass-Through Certificates Series 2006-RP2, recorded November 16, 2016, as instrument no 20161116-0120890 , Davidson County, Tennessee.

I, Lori Lancaster 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.

Signature

State of Georgia

County of Fulton

Personally appeared before me, Richard Davidson a notary public for this county and state, Lori Lancaster 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: 2/9/18

Notary's Seal (if on paper)

RICHARD S DAVIDSON NOTARY PUBLIC GWINNETT COUNTY, GA

(3) All electronic documents eligible for registration pursuant to this subsection are validly registered when accepted for recording by the county register. Electronic documents registered by county registers prior to July 1, 2007 shall be considered validly registered with or without the certification provided in subdivision (2).

(4) No county register shall be required to accept a document transmitted electronically.