# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF WILLIAMSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS ONE AND/OR FOR THIS TRANSFER IS $114,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28TH DAY OF JUNE, 2002.

Notary Public

MY COMMISSION EXPIRES: 12-29-02

(AFFIX SEAL)

KAREN L. TRUE NOTARY PUBLIC AT LARGE WILLIAMSON COUNTY, TENNESSEE

**THIS INSTRUMENT WAS PREPARED BY**
Jack Case Wilson Title Associates, LLC, 7100 Executive Center Drive, Brentwood, TN 37027

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Carolyn J. Coakley | GMAC Mortgage Corporation | 108-04-0-105.00 |
| (NAME) | (NAME) | |
| 3017 Blackwood Drive | 100 Witmer Road | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37214 | Horsham, PA 19044 | |
| (CITY) (STATE) (ZIP) | (CITY) (STATE) (ZIP) | |

FOR AND IN CONSIDERATION OF THE SUM OF TEN DOLLARS, CASH IN HAND PAID, AND OTHER GOOD AND VALUABLE CONSIDERATIONS, THE RECEIPT OF ALL WHICH IS HEREBY ACKNOWLEDGED, BY THE GRANTOR, Bank One, National Association, as Trustee. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Carolyn J. Coakley, a single person, AND THEIR HEIRS OR ASSIGNS, SUBJECT TO COVENANTS AND RESTRICTIONS OF RECORD AND MATTERS AN ACCURATE SURVEY WOULD REVEAL, THAT CERTAIN TRACT OR PARCEL OF LAND IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT:

Being Lot No. 301 on the Plat of Larchwood, Section 8, of record in Book 6200, Page 323, Register's office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Bank One, National Association, as Trustee by Substitute Trustee's Deed from Arnold M. Weiss, Substitute Trustee of record in Instrument No. 20020319-0033905, Register's Office Davidson County, Tennessee.

THIS CONVEYANCE IS SUBJECT TO: 1) Current years taxes which have been prorated and assumed by the Grantee(s); 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 government and zoning regulations.

unimproved ☐

This is improved ☒ property, known as 3017 Blackwood Drive, Nashville, TN 37214
(House Number) (Street) (P.O. Address) (City or Town) (Postal Zip)

TO HAVE AND TO HOLD said tract or parcel of land, together with the appurtenances, estate, title and interest thereto belonging, unto said Grantee Carolyn J. Coakley, a single person and their assigns, forever.

Said Bank One, National Association, as Trustee, warrant the title to said property against the claims of all persons claiming, or to claim the same or any part thereof, by, through or under the said Grantor, but not otherwise.

IN WITNESS WHEREOF, the said Bank One, National Association, as Trustee, have executed this deed this 28th day of June, 2002.

Bank One, National Association, as Trustee

By: SHARMEL DAWSON-TYMI
ASST. V.P.

Davidson County DEEDWARR
Recvd: 07/08/02 11:58 2pgs
Fees:13.00 Taxes:421.80

20020708-0081741

RESIDENTIAL FUNDING CORPORATION SEAL 1985

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared SHARMEL DAWSON-TYAU known to me or satisfactorily proven to be the person who executed the foregoing instrument in behalf of Bank One, National Association, as Trustee, and acknowledged that he/she execute the same by Power of Attorney, as the free act and deed of said Asst. V.P. . Witness my hand and Notarial Seal this 28th day of June, 2002.

Michelle Rae McManus
Notary Public

My Commission Expires: _____

MICHELLE RAE MCMANUS
Commission # 1281216
Notary Public - California
San Diego County
My Comm. Expires Oct 21, 2004

Return To:
F-0469

Jack Case Wilson
Title Associates
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Brentwood, TN 37027