SPECIAL WARRANTY DEED

STATE OF Tennessee
COUNTY OF Williamson

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $242,500.00

Ken Woodard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF AUGUST, 2002.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

JACK CASE WILSON ★ 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
Ken Woodard	Franklin Mortgage Funding	180-04-0-A-013.00 CO
(NAME)	(NAME)	
2016 Sherbrook Lane	25800 Northwestern Hwy #875	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	Southfield, MI 48075	
(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 Ken Woodard and wife, Jennifer Woodard, 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. 13, Section One on the Plan of Highland Creek, as of record in Plat Book 9700, Pages 959-960, 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 dated 1/29/02 by Substitute Trustee's Deed of record in Instrument No. 20020306-0028369, 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 2016 Sherbrook Lane, Nashville, TN 37211

(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 Kenneth Woodard and wife, Jennifer Woodard and their assigns, forever.

Said Bank One, National Association, as Trustee, warrants 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, has executed this deed this 2nd day of August, 2002.

Bank One, National Association, as Trustee

By:

Gregg M. Buckley, Sr. V.P

Davidson County DEEDWARR
Recvd: 08/14/02 12:15 2pgs
Fees:13.00 Taxes:897.25

20020814-0098403

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Gregg M. Buckley, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence)

and who upon his/her oath(s) acknowledged himself/herself to be the Vice president respectively of the Bank One, National Association, as Trustee, the within named bargainor, a corporation, and that he/she as such Vice president, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at SAN DIEGO, CALIFORNIA this 2nd day of August, 2002.

Commission expires:

Michelle Morey
Notary Public



Return To:
F-0687

Jack Case Wilson
Title Associates
7100 Executive Ctr. Dr., Suite 150
Brentwood, TN 37027