SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/21/03 12:53 2pgs
Fees:13.00 Taxes:273.43
20030321-0037759

WILLIAMSON COUNTY, TENNESSEE
NOTARY PUBLIC AT LARGE
JACK CASE WILSON

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7TH DAY OF MARCH, 2003.

Notary Public

MY COMMISSION EXPIRES: 4/16/06

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY ✓ return

Jack Case Wilson Title Associates, LLC

7100 Executive Center Drive

Brentwood, TN 37027

F-0972

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Curtiswood LLC	Same	104-01-0 073.00
(NAME)	(NAME)	
4010 Iroquis Ave. (ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37205		
(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, JP Morgan Chase Bank, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Curtiswood, LLC 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:

Land in Davidson County, Tennessee, being the westerly 150 feet of the northerly part of Lot # 31 and the westerly 150 feet of Lot # 32 on the Map of the Subdivision of the northwest part of the West End Park Land Company's property, as of record in Book 421, Page 152, Register's Office of said county described according to a loan survey by T.R. Sanford, Surveyor, November 22, 1958, as follows: Beginning at a point in the easterly margin of 37th Avenue North formerly Pilcher Avenue at the N.E. corner of said 37th Avenue North and Normandy Place south as shown on the revised plan of Acklin Heights, as of record in Book 1835, Page 10, said Register's Office; thence with the easterly margin of said 37th Avenue North 82 feet to the common corner of Lots 32 and 33 of said West End Park Plan; thence with the line between said lots, easterly 150 feet to the westerly margin of a proposed 15 foot alley; thence with the westerly margin of said alley southwardly 91 feet, more or less, to the northerly margin of said Normandy Place South; thence with the northerly margin of the same westwardley 150 feet more or less, to the point of beginning.

Being all of the same property conveyed to JP Morgan Chase Bank, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20021231-0162337, 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 212 A&B 37th Avenue, Nashville, TN 37209

(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 California Union Properties and their assigns, forever.

Said JP Morgan Chase Bank, 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 JP Morgan Chase Bank, as Trustee, has executed this deed this.

JP Morgan Chase Bank, as Trustee

By: _____

Louis A. Amaya

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Louis A. Amaya, 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 VP respectively of the JP Morgan Chase Bank, as Trustee, the within named bargainor, a corporation, and that he/she as such VP, 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 7th day of March, 2003.

Commission expires:

Notary Public

TAMARAH C. S. PRADO
Commission # 1358656
Notary Public - California
San Diego County
My Comm. Expires May 27, 2006