SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/08/03 11:24 2pgs
Fees:13.00 Taxes:647.13

20030908-0130756

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $174,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2ND DAY OF SEPTEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 5-27-07
(AFFIX SEAL)

NOTARY PUBLIC AT LARGE
WILLIAMSON COUNTY, TENN.

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

f-1245

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jennifer Lucas	Charles Schwab Bank, NA	098-09-0-B 011.00
(NAME)	(NAME)	
116 Windchase Run	2001 Bishops Gate Blvd	
(ADDRESS)	(ADDRESS)	
Hermitage, Tennessee 37076	Mount Laurel, NJ 08054	
(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 Jennifer Lucas and husband, Alexander Lucas, 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 Lots No. 11 on the Plan of Windchase, Phase III, a Planned Unit Development, of record in Plat Book 11700, page 14, said Register's Office to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Bank One, National Association, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20030513-0064476 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 116 Windchase Run, Hermitage, TN 37076

(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 Jennifer Lucas and husband, Alexander Lucas 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 ~~September~~ August 2003.

Bank One, National Association, as Trustee

By: Shawna J. Scott

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Shawna J Scott, 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 V.P. respectively of the Bank One, National Association, as Trustee, the within named bargainor, a corporation, and that he/she as such Shawna J. Scott, 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 20th day of August 2003.

Commission expires:

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

Notary Public

RETURN TO:

Jack Case Wilson Title Associaties, LLC
7100 Executive Center Drive
Ste. 150
Brentwood, Tennessee 37027