SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 12/17/03 14:50 2pgs
Fees:13.00 Taxes:377.40

20031217-0180094

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $102,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES:

(AFFIX SEAL)

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

F-1184

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Kevin D. Weiser		017-00-0-266.0
(NAME)	(NAME)	
1515 Union Hill Road		
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072		
(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, f/k/a The First National Bank of Chicago, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Kevin D. Weiser an unmarried man, AND _____ 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 the 10th Civil District of Davidson County, Tennessee, according to an unrecorded survey by Donald R. Carver, Surveyor, Lic. No. 271, dated December 17, 1979, as follows:

Beginning at an iron pin, now a power pole, on the South margin of Union Hill Road, same being the Northwest corner of this tract and the Northeast corner of the Shelby Greer property; thence, with the South margin of Union Hill Road South 85 degrees 20 minutes East 183.00 feet to an iron pin; thence leaving the road South 4 degrees 43 minutes West 700.00 feet to an iron pin; thence, South 57degrees 46 minutes West 308.98 feet to a stake in the original West line fence; thence, generally with fence for the next six calls; North 27 degrees 47 minutes East 100.00 feet to a white oak; thence, North 38 degrees 12 minutes East 138.5 feet to a white oak; thence, North 23 degrees 00 minutes East 128.00 feet to a hickory tree; thence, North 10 degrees 14 minutes East 323.0 feet to a dead elm stump in fence corner; thence, North 36 degrees 15 minutes West 156.0 feet to a corner post; thence, North 5 degrees 15 minutes West 119.0 feet to an iron pin; the point of beginning.

Being all of the same property conveyed to Bank One, National Association, f/k/a The First National Bank of Chicago, as Trustee by Substitute Trustees Deed of record in Instrument No. 20030325-0039046, 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 1515 Union Hill Road, Goodlettsville, TN 37072

(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 Kevin D. Weiser an unmarried man and his assigns, forever.

Said Bank One, National Association, f/k/a The First National Bank of Chicago, 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, f/k/a The First National Bank of Chicago, as Trustee, has executed this deed this 12th day of December, 2003.

Bank One, National Association, f/k/a The First National Bank of Chicago, as Trustee

By:

Louis Amaya

V.P.

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 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 V.P. respectively of the Bank One, National Association, f/k/a The First National Bank of Chicago, as Trustee, the within named bargainor, a corporation, and that he/she as such V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at Brentwood, Tennessee this 12th day of December, 2003.

Commission expires:

JEFF BOURKE
Commission # 1448406
Notary Public - California
San Diego County
My Comm. Expires Oct 30, 2007

Notary Public

RETURN TO:

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