SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/04 10:11 2pgs
Fees:13.00 Taxes:155.40

20040102-0000290

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $42,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29TH DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 9-25-04

(AFFIX SEAL)

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

f-1571

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberts Real Estate, LLC	Robert Real Estate, LLC	105-11-0-210.00
(NAME)	(NAME)	
	← 201 Thompson Ln st 200	
(ADDRESS)	(ADDRESS)	
	Nash TN 37211	
(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 Roberts Real Estate, 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:

Being the northerly portion of Lot No. 2 of Aldrich Bros. and Myers Subdivision of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee.

Said northerly portion of Lot No. 2 fronts 72 feet on the westerly side of Byrum Avenue and extends back between lines in a westerly direction a distance of 150 feet to a line in the rear measuring 73 feet to a proposed 16 foot alley.

Being all of the same property conveyed to JPMorgan Chase Bank, as Trustee by Substitute Trustee's Deed of record in Instrument No. 20031201-0172626 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 2131 Byrum Avenue, Nashville, TN 37203

(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 Robert Real Estate, LLC 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 29th day of December, 2003.

JP Morgan Chase Bank, as Trustee

Gregg M. Buckley

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 V.P. respectively of the JP Morgan Chase Bank, 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 San Diego, California this 29th day of December, 2003.

Commission expires:

Erin Elizabeth Hayes
Notary Public

ERIN ELIZABETH HAYES
Commission # 1362099
Notary Public - California
San Diego County
My Comm. Expires Jun 24, 2006

RETURN TO:

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