SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 01/02/04 10:12 2pgs
Fees:13.00 Taxes:155.40

20040102-0000291

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 23RD DAY OF DECEMBER, 2003.

Notary Public

MY COMMISSION EXPIRES: 9/25/04

(AFFIX SEAL)

PENNY CHOOK LARGE NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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

f-1589

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Roberts Real Estate, LLC	Roberts Real Estate, LLC	105-11-0-214.00
(NAME)	(NAME) ← 201 Thompson Lane St. 200	
(ADDRESS)	(ADDRESS) Nashville, 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, JPMorgan 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 Lot No. 12 and the southerly 2 feet of Lot No. 10 and the northerly 16 feet of Lot No. 14 of Aldrich Bros. and Myers Subdivision, of record in Book 161, Page 44, Register's Office for Davidson County, Tennessee.

Said Lot No. 12 and the portions of Lot No. 10 and Lot No. 14 front 68 feet on the Westerly margin of Byrum Avenue. And extends back between parallel lines a distance of 150 feet to a proposed 15 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. 20031118-0168249 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 2147-2149 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 Roberts Real Estate, LLC and their assigns, forever.

Said JPMorgan 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 JPMorgan Chase Bank as Trustee, has executed this deed this 29th day of December, 2003.

Jp Morgan Chase Bank as Trustee

By: Gregg M. Buckley

CORPORATION SEAL 1982 RESIDENTIAL FINANCE CONFORMANCE

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 S.V.P. respectively of the JPMorgan Chase Bank as Trustee, the within named bargainor, a corporation, and that he/she as such SVP, 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 23rd day of December, 2003.

Commission expires: 3-19-06

P.L. ROBINSON
COMM. #1347412
NOTARY PUBLIC - CALIFORNIA
SAN DIEGO COUNTY
My Comm. Expires March 19, 2006

Notary Public

RETURN TO:

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