SPECIAL WARRANTY DEED

SATURN & MAZER
FILE BOX 4
SD 42864

Davidson County DEEDWARR
Recvd: 03/23/04 12:33 2pgs
Fees:13.00 Taxes:103.60

20040323-0032651

ALAN L. SATURN NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN. My Commission Expires JULY 29, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $28,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1ST DAY OF MARCH, 2004.

Notary Public

MY COMMISSION EXPIRES: (AFFIX SEAL) 7/29/2006

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

F-1377

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jillian Etherington	Jillian Etherington	093-16-0-070.00
(NAME)	(NAME)	
1817 Jefferson Street	1817 Jefferson Street	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37208	Nashville, TN 37208	
(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 Jillian Etherington, a single person, 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 southerly 2 feet of the easterly 101 feet of Lot No. 107 and the easterly 101 feet of Lots No. 108 and 109 on the plan of record in Book 21, Page 84 and 85 Register's Office for said county.

Said parts of Lots No. 107, 108, and 109 front together 72 feet on the westerly side of Maury Street and runs back between parallel lines with the northerly margin of Pain Street 101 feet to a dead line.

Being all of the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's Deed of record in Instrument No. 20030729-0106373, 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 84 Maury Street, Nashville, TN 37210
(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 Jillian Etherington and his/her 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 1st day of March, 2004.

JPMorgan Chase Bank as Trustee

By: SHARMEL DAWSON-TYAU Asst VP

FIRST AMERICAN CORPORATION

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared SHARMEL DAWSON-TYAU 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 ASST VP respectively of the JPMorgan Chase Bank as Trustee, the within named bargainor, a corporation, and that he/she as such ASST 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 1st day of March, 2004.

Commission expires:

Notary Public

MICHELLE MOREY
COMM. # 1281216
NOTARY PUBLIC-CALIFORNIA
SAN DIEGO COUNTY
COMM. EXP. OCT. 21, 2004

RETURN TO:

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

SATURN 2 MAGEC