SPECIAL WARRANTY DEED

TAMMY JO SULCER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN.

My Commission Expires NOV. 25, 20[illegible]

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,000.00

D. Annette Mapler
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 7th DAY OF APRIL, 2004.

Tammy J Sulcer
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-1208

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James Bradley	Calvary Mortgage a Division of Calvary Bank	033-14-0-084.00
(NAME)	(NAME)	
804 Nella Drive	2209 Crestmoor Rd	
(ADDRESS)	(ADDRESS)	
Goodlettsville, Tennessee 37072	Nashville, TN 37215	
(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 James Bradley and wife, Pamela Bradley, 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 Lot No. 26 and on the Plan of Pleasant Hill, as of record in Book 2900, Page 69, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a complete and accurate description thereof.

Being all of the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustees Deed of record in Instrument No. 20030407-0045675, 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 804 Nella Dr., 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 James Bradley and wife, Pamela Bradley and their assigns, forever.

Said JPMorgan Chase Bank as Trustee , warrant 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, have executed this deed this 6 th day of April, 2004.

JPMorgan Chase Bank as Trustee

By: [signature]

Davidson County DEEDWARR
Recvd: 04/15/04 10:59 2pgs
Fees:13.00 Taxes:580.90

20040415-0042441

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared David Holley, 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 Ass't V-President respectively of the JPMorgan Chase Bank as Trustee, the within named bargainor, a corporation, and that he/she as such Ass't Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office this 6th day of April, 2004.

Commission expires:

Notary Public

MARY FAULKNER M. STEPHENSON
Commission # 1351972
Notary Public - California
San Diego County
My Comm. Expires Apr 16, 2006

~~RETURN TO~~

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

REGISTRAR, PLEASE RETURN TO:
AmTITLE & ESCROW, LLC
515 Rivergate Parkway, Suite 111
Goodlettsville, TN 37072