SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 04/19/04 09:12 2pgs
Fees:13.00 Taxes:516.15
20040419-0043530

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $139,500.00

James M Johnston
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9TH DAY OF APRIL, 2004.

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-1567

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
James M. Johnston	Property address	150-02-0-495.00
(NAME)	(NAME)	
601 Brantley Court		
(ADDRESS)	(ADDRESS)	
Nashville, TN		
(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, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO James M. Johnston and wife, Danielle Nicole Johnston, 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. 3 on the Plan of Percy Priest Meadows Addition Section One, of record in Plat Book 6900, Page 513, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to Bank One, National Association, as Trustee by Substitute Trustee's Deed dated October 28, 2003, of record in Instrument Number 20031106-0163146, Register's Office for 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 601 Brantley Court, Antioch, TN 37013
(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 M. Johnston and wife, Danielle Nicole Johnston and their assigns, forever.

Said Bank One, National Association, 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 Bank One, National Association, as Trustee, have executed this deed this 9th day of April, 2004.

Bank One, National Association, as Trustee

By: _____

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 Hovley, 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 Vice Pres respectively of the Bank One, National Association, as Trustee, the within named bargainor, a corporation, and that he/she as such VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal at office, this 9th 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