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# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 05/11/04 10:55 2pgs
Fees:13.00 Taxes:345.95
20040511-0053710

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$93,500.00~~

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 19TH DAY OF APRIL, 2004.

Notary Public

MY COMMISSION EXPIRES: .

(AFFIX SEAL)

Notary Public At Large
DAVIDSON COUNTY, TN
My Commission Expires 9-22-07

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

F-1248

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Ysondra Eston | New Owner | 076-05-0.086.00 |
| (NAME) | (NAME) | |
| 633 Debbie Drive | | |
| (ADDRESS) | (ADDRESS) | |
| Hermitage, Tennessee 37076 | | |
| (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 Ysondra Eston, unmarried 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. 88 on the plan of Hidden Hill of record in Book 4860, page 43, Registers Office for said county.

Being all of the same property conveyed to JPMorgan Chase Bank, As Trustee by Substitute Trustees Deed dated April 22, 2003 of record in Instrument No. 20030516-0067246, 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 633 Debbie Drive, Hermitage, TN 37076

(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 Ysondra Eston and his/her/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 30th day of April, 2004.

JPMorgan Chase Bank, as Trustee

Louis A. Amaya VP

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared, Louis A. Amaya with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) [illegible] upon oath(s) acknowledged himself/herself to be the VP respectively of the JPMorgan Chase Bank, 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 this 19th day of April, 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