SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/22/04 11:04 2pgs
Fees:13.00 Taxes:272.32

20040922-0114002

JESSICA TALBOTT NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENNESSEE My Commission Expires JULY 24, 2008

STATE OF TENNESSEE
COUNTY OF

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $73,600.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF September, 2004.

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-1852

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeffrey J. Campbell	Same	080-08-0326.00
(NAME)	(NAME)	
3239 Briarwick Drive	Same	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37218	Same	
(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 Jeffrey J. Campbell and wife, Bonnie Bender Campbell,
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. 89 on the Plan of Bordeaux Hills Addition, 13th Civil District, of record in Book 4460, Page 9, Register's Office for said County, to which reference is hereby made for a more complete description.

Being all the same property conveyed to JPMorgan Chase Bank, as Trustee, by Substitute Trustee's Deed, dated March 11, 2004, of record in Instrument No. 20040322-0031843, 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 3239 Briarwick Drive, Nashville, TN 37218

(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 Jeffrey J. Campbell and wife, Bonnie Bender Campbell 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 16th day of September, 2004.

JPMorgan Chase Bank, as Trustee

By:

Sharmel Dawson-Tyau

Asst VP

CONFIDENTIAL FUNDING CORPORATE SEAL

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 this 16th day of September, 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