# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 09/30/04 15:28 2pgs
Fees:13.00 Taxes:114.70

20040930-0118125

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $31,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 27th DAY OF September, 2004.

Notary Public

MY COMMISSION EXPIRES: 3.6.06
(AFFIX SEAL)

PHILIP DAVIS ALEXANDER NOTARY PUBLIC AT LARGE My Comm. Exp. March 6, 2006 WILLIAMSON COUNTY, TN

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

F-1587

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sydney Chen | | 083-13-0-140.00 |
| (NAME) | (NAME) | |
| 1222 Lillian Street | SAME | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37206 | | |
| (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 Sydney Chen,
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. 122 on the Plan of East Edgefield, as of record in Book 21, Page 147, Register's Office for said County, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's deed of record at Instrument No. 20031118-0168024 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 1222 Lillian Street, Nashville, TN 37206
(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 Sydney Chen 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 9th day of September, 2004.

JPMorgan Chase Bank as Trustee

By: _____

TERRI ACIERNO

Asst VP

TITLE FUNDING COMPANY SEAL

STATE OF CALIFORNIA

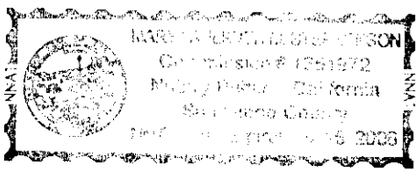
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared TERRI ACIERNO, 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 9th day of September, 2004.

Commission expires:

Notary Public



**RETURN TO:**

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