03

Realty Title 48-A

SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,100.00

Mark C. Velligan
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 28th DAY OF September, 2004.

Catherine R. Vass
Notary Public

MY COMMISSION EXPIRES: 5/24/2008
(AFFIX SEAL)

CATHERINE R. VASS NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN

NOTARY PUBLIC AT LARGE DAVIDSON COUNTY TENN VASS

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

F-1998

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mark Velligan	COUNTRYWIDE HOME LOANS, INC.	083-11-0-181.00
(NAME)	(NAME)	
324 A & B Riverside Drive	4500 PARK GRANADA	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37206	CALABASAS, CA 91302-1613	
(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 Mark Velligan and wife, Mary Margaret Velligan,
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 Lots Nos. 7-A and 7-B on the Plan of Zone Lot Subdivision of Lots 7, 8, 9, 10 & 11, Phase Two of Section Five of Fortland Park, of record in Plat Book 6250, Page 286, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description thereof. * AMENDING BOOK 5200, PAGE 415

Being the same property conveyed to JPMorgan Chase Bank As Trustee by Substitute Trustee's Deed dated April 29, 2004, of record in Instrument 20040517-0057487, 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 324 A & B Riverside Drive, 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 Mark Velligan and wife, Mary Margaret Velligan 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 10th day of September, 2004.

JPMorgan Chase Bank As Trustee

By: Edna G Juarez

Edna G Juarez
Asst VP

Davidson County DEEDWARR
Recvd: 10/05/04 14:09 2pgs
Fees:13.00 Taxes:351.87

20041005-0119882

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Edna G Juarez 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 10th 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