SPECIAL WARRANTY DEED

PENNY CROOK STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $62,500.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26TH DAY OF OCTOBER, 2004.

Notary Public

MY COMMISSION EXPIRES: 9/20/08
(AFFIX SEAL)

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

F-1903

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Myka Godwin	Argent Mortgage Company, LLC	050-11-0-100.00
(NAME)	(NAME)	
4836 Indian Summer	P O Box 11056	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37207	Orange CA 92856	
(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, f/k/a The First National Bank of Chicago, As Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Myka Godwin, a single person 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 Number 5 on the Plan of Timberwood Estates, Section One, of record in Plat Book 6250, page 441, Register's Office for Davidson County, Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Bank One, National Association, as Trustee, f/k/a The First National Bank of Chicago, as Trustee by Substitute Trustee's Deed dated June 12, 2002 of record in Instrument No. 20020628-0078246, 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 3709 Chesapeake Drive, Nashville, TN 37207
(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 Myka Godwin and his/her/their assigns, forever.

Said Bank One, National Association, as Trustee, f/k/a The First National Bank of Chicago, 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 Bank One, National Association, as Trustee, f/k/a The First National Bank of Chicago, As Trustee, has executed this deed this 26th day of October, 2004.

Bank One, National Association, as Trustee, f/k/a The First National Bank of Chicago, As Trustee, by Residential Funding Corporation, the Attorney in Fact

By:

Its: Terri Acierno VP

Davidson County DEEDWARR
Recvd: 10/28/04 08:56 2pgs
Fees:13.00 Taxes:231.25

20041028-0129511

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Jess Acuna with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his oath(s) acknowledged himself to be the Asst VP of Residential Funding Corporation, the Attorney in Fact of Bank One, National Association, as Trustee, f/k/a The First National Bank of Chicago, As Trustee, the within named bargainor, a corporation, and that she as such Asst VP, being authorized so to do, executed the foregoing instrument for the purposes therein contained, by virtue of that Limited Power of Attorney of record at Inst. 20030917-0137137, Register's Office for Davidson County, Tennessee.

Witness my hand and official seal this 26th day of October, 2004.

Commission expires: 05-23-08

Notary Public

GRACE PIRE SILVA
Commission # 1491170
Notary Public - California
San Diego County
My Comm. Expires May 23, 2008

RETURN TO:

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