(1)

SPECIAL WARRANTY DEED	STATE OF TENNESSEE COUNTY OF DAVIDSON THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00 Affiant SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25TH DAY OF JANUARY, 2005. Notary Public MY COMMISSION EXPIRES: 1-25-06 (AFFIX SEAL)

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

F-2379

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Coordination Plus, LLC	Same as new	162-04-0-068.00
(NAME)	(NAME)	
P.O. Box 8443	owner	
(ADDRESS)	(ADDRESS)	
Hermitage, TN 37076		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 02/11/05 10:42 2 pgs
Fees:13.00 Taxes:277.13
20050211-0015916

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 Coordination Plus, LLC,

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. 165 on the plan of Antioch Park, Section 5 of record in Book 4460, Page 58, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's Deed dated September 2, 2004, of record in Instrument No. 20040910-0109531, 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 105 Tomarand Road, Antioch, TN 37013

(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 Coordination Plus, LLC 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 ____th day of January, 2005.

JPMorgan Chase Bank as Trustee BY Residential Funding Corporation, Attorney in Fact

By: _____

Its: _____

Sharmel Dawson-Tyau

RESIDENTIAL FUNDING CORPORATION SEAL

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Sharmel Davidson-Tyler, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ASST VP of Residential Funding Corporation, the Attorney in Fact of said JPMorgan Chase Bank as Trustee, the within named bargainor, and that he/she as such ASST VP, being authorized so to do, executed the foregoing instrument for the purposed therein contained and acknowledged that he/she execute the same by Limited Power of Attorney of record in Instrument Number 20020415-0046166 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 25th day of January, 2005

Notary Public

My Commission Expires: _____

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