SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/08/05 15:27 2 pgs
Fees:13.00 Taxes:460.65

20050308-0025779

JENNIFER CROWELL
NOTARY PUBLIC
STATE OF TENNESSEE
My Commission Expires
May 23, 2006

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $124,500.00

April Anderson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3rd DAY OF March, 2005.

Jennifer Crowell
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-2750

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Daniel Villegas	New Owner	136-14-0-091.00
(NAME)	(NAME)	
2932 Harbor View Drive		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37217		
(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, Chase Manhattan Mortgage Corporation, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Daniel Villegas,
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. 73 on the plan of Section One, Harbour Town Village, of record in Plat Book 4675, Pages 3 and 4, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Chase Manhattan Mortgage Corporation, by Substitute Trustee's deed December 8th 2004 of record in 20041228-0152814, 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 2932 Harbor View Drive, Nashville, TN 37217
(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 Daniel Villegas and his/her/their assigns, forever.

Said Chase Manhattan Mortgage Corporation,, 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 Chase Manhattan Mortgage Corporation,, has executed this deed this 28th day of February, 2005.

Chase Home Finance LLC, successor by
Chase Manhattan Mortgage Corporation

By: _____
JOE LANNING, VICE PRESIDENT

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Canning, 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 Vice President respectively of the Chase Home Finance LLC, successor by merger to Chase Manhattan Mortgage Corporation,, the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 28th day of February, 2005.

Commission expires:

GENA C. ROTTER
Comm. # 1407969
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires March 28, 2007

Notary Public

RETURN TO:

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

Southeast Title of Tenn.
214 Centerview Drive Suite 101
Brentwood, TN 37027

File 500133