SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 03/22/05 09:10 2 pgs
Fees:13.00 Taxes:162.80

20050322-0030944

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $41,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 21st DAY OF March 2005.

Notary Public

MY COMMISSION EXPIRES: 6-22-08

(AFFIX SEAL)

KAREN E. PAUSLY NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

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

F-2589

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Johnny O. Thompson	Same	118-04-0-304.00
(NAME)	(NAME)	
2240 Kline Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211		
(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 Johnny O. Thompson, Single 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 No. 338 on the Plan of Grandview Heights, as recorded in Book 161, Pages 14 and 15, 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 Evette C. Noe and spouse, Gary F. Noe by deed dated March 30, 2001 from **Lianne P. Dyck and spouse, Charles Dyck, of record in Instrument No. 20010405-0033582, Register's Office Davidson County, Tennessee and being further conveyed to Gary F. Noe by deed dated April 11, 2003 from Evette C. Noe of record in** Instrument No. 20030701-0091112 Register's Office for Davidson County, Tennessee and being further conveyed to JPMorgan Chase Bank As Trustee, by Substitute Trustee deed dated October 28th 2004 of record in Instrument No. 20041116-0137399, 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 2240 Kline Avenue, Nashville, TN 37211

(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 Johnny O. Thompson 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 16th day of March, 2005.

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

BY:

SHARMEL DAWSON-TYAU

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 DAWSON-TYAU, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the AVP 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 AVP, 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 16 day of March, 2005

Notary Public

My Commission Expires: _____

MICHELLE MOREY
Commission # 1532954
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2008

RETURN TO:

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