SPECIAL WARRANTY DEED

JAMES A. WAECHTER NOTARY PUBLIC AT LARGE DAVIDSON COUNTY, TENN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $129,000.00

Stephanie Kelly
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25 DAY OF April, 2005.

Notary Public

MY COMMISSION EXPIRES: 1-26-09
(AFFIX SEAL)

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

F-2767

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stephanie Kelly (NAME)	CTX Mortgage (NAME)	142-09-0-D-156.00CO
1112 General George Patton (ADDRESS)	P.O. Box 650269 (ADDRESS)	Davidson County DEEDWARR Recvd: 04/27/05 14:37 2 pgs Fees:13.00 Taxes:477.30
Nashville, Tn 37221 (CITY) (STATE) (ZIP)	Dallas, TX 75265 (CITY) (STATE) (ZIP)	20050427-0047039

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 Stephanie Kelly,
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 all of Unit Number 1112, together with carport designated as 1112-C, Section Six, Phase One, River Plantation Condominium Apartments, a shown by plat appearing of record in Plat Book 5200, Pages 359-360, Register's Office for Davidson County, Tennessee, to which reference is hereby made for a more complete description. (NOTE: Deed of record in Instrument No. 20050103-0000425 erroneously refers to Lot number instead of Unit number.)

Being the same property conveyed to Chase Manhattan Mortgage Corporation by Trustee's Deed dated December 15, 2004, of record in Instrument No. 20050103-0000425, 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 1112 General George Patton, 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 Stephanie Kelly 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 12th day of April, 2005.

Chase Home Finance LLC, successor by merger to
Chase Manhattan Mortgage Corporation

By: _____
JOE LANNING, VICE PRESIDENT

SHERRY PEGLER, REO SPECIALIST
As Witness

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 12th day of April, 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
Brentwood, Tennessee 37027