RETURN TO: GRISSIM TITLE & ESCROW, LLC
2309 Crestmoor Road, Suite 300
Nashville, TN 37215

SPECIAL WARRANTY DEED

JEFFREY M. GRISSIM NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

STATE THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS OF GREATER FOR THIS TRANSFER IS $65,000.00

Affiant

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

My Commission Expires JAN. 24, 2009

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-2963

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
GiGi M. Gaskins	Same	105-11-0-073.00
(NAME)	(NAME)	
652 Wedgewood Avenue		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37204		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/13/05 13:32 2 pgs
Fees:13.00 Taxes:240.50

20050513-0054342

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 SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO GiGi M. Gaskins, **unmarried**
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. 7 on the plat of Hamilton Property, Subdivision of Lot no. 15 and the Resubdivision of Parts of Lots Nos. 11, 12 and 13, Horton Plan as of record in Book 974, Page 91, Register's Office for Davidson County, Tennessee, described as follows:

Beginning at the Northeast corner of Stewart Place and Wedgewood Avenue; thence with the northeasterly margin of said Avenue, southeastwardly 175 feet, more or less, to the Southwest corner of Lot No. 6; thence with the westerly line of Lot Nos. 6 and 5, northwardly 97 feet 10 inches to the southerly margin of an alley; thence with said alley westwardly 150 feet, more or less, to the easterly margin of said Place; thence with said Place southwardly 14 feet to the beginning.

Included in the above description but expressly excluded from this conveyance is the following described property that was conveyed to Metropolitan Government of Nashville and Davidson County, Tennessee by Deed dated July 31, 1968, of record in Book 4256, Page 271, said Register's Office and described as follows:

A strip or parcel of land in the 29th Councilmanic District of the Metropolitan Government of Nashville and Davidson County, Tennessee, being part of Lot No. 7 on the plat of Hamilton property, Subdivision of Lot No. 15 and Resubdivision of Part of Lots Nos 11, 12 and 13, Horton Plan as of record in Book 974, Page 91 said Register's Office, and described as follows:

Beginning at a point where the Lot line between Lots Nos. 6 and 7 intersect the present North margin of Wedgewood Avenue, as shown on said Plan: thence Northwardly 4.24 feet along said Lot line to a point on the new relocated North margin of Wedgewood Avenue; thence westerly 90.4 feet along a curve on the new relocated North margin of Wedgewood Avenue that has a centerline radius of 497.90 feet to a point where the new relocated and present North margins of Wedgewood Avenue intersect; thence easterly 92.7 feet along a curve on the present North margin of Wedgewood Avenue to the point of beginning. Described according to a survey made by Barge Waggoner & Sumner Inc. Engineers for said Government, known as Project 67-R-38, Wedgewood Avenue. (See NOTE, Schedule B, Section I)

Being the same property conveyed to JPMorgan Chase Bank by Trustee's Deed dated February 9, 2005, of record in Instrument No. 20050216-0017565, 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 652 Wedgewood Avenue, Nashville, TN 37204
(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 GiGi M. Gaskins and his/her/their assigns, forever.

Said JPMorgan Chase Bank, 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, has executed this deed this 14th day of April, 2005.

JPMorgan Chase Bank BY Residential Funding Corporation, Attorney in Fact

Terri Acierno A-V-P

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 Terri Acierno, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the A-V-P of Residential Funding Corporation, the Attorney in Fact of said JPMorgan Chase Bank, the within named bargainor, and that he/she as such A-V-P, 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 Book _____, Page _____ or in Instrument Number 20020415-0046116 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 14 day of April, 2005

P-S-R
Notary Public

My Commission Expires: 3-19-06

TCC1 P.L. ROBINSON COMM. #1347412 NOTARY PUBLIC - CALIFORNIA SAN DIEGO COUNTY My Comm. Expires March 19, 2006 TCC1

RETURN TO:

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