SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

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

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24 DAY OF MAY, 2005

Notary Public

MY COMMISSION EXPIRES: AT WILL

(AFFIX SEAL)

BARBARA HENRY NOTARY PUBLIC DAVIDSON COUNTY, TENNESSEE

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

F-2568

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
March Egerton	SAME	062-13-0-069.000
(NAME)	(NAME)	
4030 Brush Hill Road		
(ADDRESS)	(ADDRESS)	
Nashville, TN 37216		
(CITY) (STATE) (ZIP)	(CITY) (STATE) (ZIP)	

Davidson County DEEDWARR
Recvd: 05/25/05 11:28 2 pgs
Fees:13.00 Taxes:477.30

20050525-0058994

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, Mortgage Electronic Registration Systems SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO March Egerton, a Married Person, 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. 4 on the map of George I. Waddey's Subdivision of the W.N. Morgan 18.25 Acre Tract of record in Book 843, Page 101, Register's Office for said County, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to Mortgage Electronic Registration Systems by Substitute Trustee's deed October 21st 2004 of record in Instrument No. 20041112-0136075, 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 1406 Hemlock Avenue, Nashville, TN 37216

(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 March Egerton, a Married Person and his/her/their assigns, forever.

Said Mortgage Electronic Registration Systems, 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 Mortgage Electronic Registration Systems, has executed this deed this 18th day of May, 2005.

Esther P. Roman
Asst. Secretary

as witness

as witness

Mortgage Electronic Registration Systems

By:

Maria I. Ortega
Vice President

STATE OF CALIFORNIA

COUNTY OF LOS ANGELES

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Maria I. Ortega, 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 Mortgage Electronic Registration Systems, the within named bargainor, a corporation, and that he/she as such V.P., being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 18th day of May, 2005.

Commission expires: 3-31-2009

Notary Public

DANNY GOMEZ
Commission # 1558051
Notary Public - California
Los Angeles County
My Comm. Expires Mar 31, 2009

RETURN TO:

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