SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 06/01/05 08:38 2 PG
Fees:13.00 Taxes:592.00
20050601-0061348

KAREN ROSE GONZALEZ NOTARY PUBLIC AT LARGE RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $160,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20TH DAY OF APRIL, 2005.

Notary Public

MY COMMISSION EXPIRES: 8-16-08
(AFFIX SEAL)

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

F-2506

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Robert W. Phillips, Jr.	JPMorgan Chase Bank	175-08-0-004.00
(NAME)	(NAME)	
4801 Hickory Way	4919 Memorial Hwy #308	
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013	Tampa FL 33634	
(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, Bank One, National Association, as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Robert W. Phillips, Jr., 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. 8 on the plan of Section One Hickory Woods East of record in Plat Book 6900, Page 510, Register's Office for Davidson County, Tennessee, to which plan reference is made for a more complete description.

Being the same property conveyed to Bank One, National Association, as Trustee by Substitute Trustee's Deed dated September 30, 2004, of record in Instrument No. 20041008-0121948, Register's Office for Davidson County, Tennessee. **NOTE: The derivation clause on Substitute Trustee's Deed of record in Instrument No. 20041008-0121948 is incorrect. The last recorded Warranty Deed was filed of record in Instrument No. 2001204-0118921.**

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 4801 Hickory Way, Antioch, TN 37013
(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 Robert W. Phillips, Jr. and his/her/their assigns, forever.

Said Bank One, National Association, 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 Bank One, National Association, as Trustee, has executed this deed this 20 th day of April, 2005.

Bank One, National Association, as Trustee
BY Residential Funding Corporation, Attorney in Fact

By:

Its:

Sharmel Dawson-Tyan

RESIDENTIAL FUNDING CORPORATION DELAWARE SEAL 1985

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 Bank One, National Association, 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 Book _____, Page _____ or in Instrument Number 20000316-0027062O of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 20th day of April, 2005

Notary Public

My Commission Expires: _____

MICHELE ARCHULETA
Commission # 1541789
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2009

RETURN TO:

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