SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 08/12/05 09:45 2 pgs
Fees:13.00 Taxes:539.28

20050812-0095574

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $145,750.00

Joan E Graeser Agent

Affiant JOAN E GRAESER AGENT, LSI

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF August, 2005.

Michelle Rush

Notary Public

MY COMMISSION EXPIRES: 12/22/2008
(AFFIX SEAL)

COMMONWEALTH OF PENNSYLVANIA
Notarial Seal
Michelle Rush, Notary Public
Moon Twp., Allegheny County
My Commission Expires Dec. 22, 2008
Member, Pennsylvania Association of Notaries

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

F-3341

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Samuel J. Scannelly	Bank of America	172-08-0-B-082.00CO
(NAME)	(NAME)	
509 Champions Court	1400 BEST PLAZA DRIVE	
(ADDRESS)	(ADDRESS)	
Nashville, TN 37211	RICHMOND, VA 23227	
(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 Samuel J. Scannelly,
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. 82 on the Plan of Bridle Downs, Phase II, as shown on Plat of record in Plat Book 7900, Page 241, Register's Office for said County, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to JPMorgan Chase Bank As Trustee by Substitute Trustee's Deed dated April 21, 2005 and recorded in Instrument No. 20050502-0048698, 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 509 Champions Court, 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 Samuel J. Scannelly 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 20th day of June, 2005.

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

BY: _____

Bill Mueller VP

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 Bill Mueller, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP 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 VP, 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 _____ of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 21 day of July, 2005

Notary Public

My Commission Expires: _____

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

RETURN TO:

PREPARED BY: KATRINA SCHULTZ
Jack Case Wilson Title Associates, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027