SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/14/05 10:46 2 pgs
Fees:13.00 Taxes:443.63

20051014-0124017

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $119,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 12 DAY OF Oct, 2005.

Notary Public

MY COMMISSION EXPIRES: 10-19-08

(AFFIX SEAL)

NICK PILIPONIS
STATE OF TENNESSEE
NOTARY PUBLIC
SUMNER COUNTY

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

f-3375

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tammy Stallings	New Owner	150-00-0-109.00
(NAME)	(NAME)	
3190 Hamilton Church Road		
(ADDRESS)	(ADDRESS)	
Antioch, TN 37013		
(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 Tammy Stallings, 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, beginning in the center of Hamilton Church Road at the southwest corner of the property conveyed to James E. Simmons and wife, by deed from Henry Thomas Chilton and wife, of record in Book 1726, Page 495, Register's Office of Davidson County, Tennessee; thence with the center of said road N 84 deg. 50' W, 100 feet to the southeast corner of the Palmer property; thence N 5 deg. 40' E, 248 feet to a stake at the southwest corner of the Annie Carter property; thence with Carter's southerly line, S 85 deg. 40' E, 100 feet, more or less, to a point; thence S 5 deg. 40' W, 250 feet, more or less, to the beginning.

Being the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's Deed dated May 12, 2005 and recorded in Instrument No. 20050523-0057762, 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.

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 3190 Hamilton Church Road, 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 Tammy Stallings 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 23 day of September, 2005.

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

BY: Sharmel Dawson-Tyau

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-Iyau, 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 Book _____, Page _____ or in Instrument Number 20020415-0046166 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 23 day of September, 2005

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 Associatse, LLC
7100 Executive Center Drive
Brentwood, Tennessee 37027