SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $37,000.00

Katrina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6th DAY OF October, 2005.

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1-22-09
(AFFIX SEAL)

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

F-3471

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Greg Moody	Same	082-03-0 452.00
(NAME)	(NAME)	
2930 Roellen Ld		
(ADDRESS)	(ADDRESS)	
Murfreesboro, TN 37130		
(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, Chase Home Finance, LLC SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO: Greg Moody and wife, Jill Moody
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. 1 and the Southerly 9.4 feet of Lot No. 2 on the Plan of Wills, Sharpe and Crutcher Add., as of record in Book 57, Page 82, Register's Office for Davidson County, Tennessee.

Said Lot and part of said Lot adjoin and front together 59.4 feet on the Easterly side of Lischey Avenue, formerly North 4th Street, and run back between parallel lines 164 feet, more or less, to an alley on which they measure together 59.4 feet.

Being the same property conveyed to Chase Home Finance, LLC by Trustee's Deed dated June 20, 2005 and recorded in Instrument No. 20050624-0072625, 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 1021 Lischey Avenue, Nashville, TN 37207
(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 Greg Moody and Jill Moody and his/her/their assigns, forever.

Said Chase Home Finance, LLC, 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 Chase Home Finance, LLC, has executed this deed this 2nd day of September, 2005.

Chase Home Finance, LLC

By:

Debra L. Murphy, REO Specialist

JOE LANNING, VICE PRESIDENT

As Witness

Davidson County DEEDWARR
Recvd: 10/24/05 10:26 2 pgs
Fees:13.00 Taxes:136.90

20051024-0127831

STATE OF CALIFORNIA
COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared Joe Canning, 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 Chase Home Finance, LLC, the within named bargainor, a corporation, and that he/she as such Vice President, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 2nd day of September, 2005.

Commission expires:

GENA C. ROTTER
Comm. # 1407969
NOTARY PUBLIC - CALIFORNIA
San Diego County
My Comm. Expires March 28, 2007

Gena C. Rotter
Notary Public

RETURN TO:

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