# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $74,900.00

Katina Lewis
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19 DAY OF Oct, 2005.

Notary Public

MY COMMISSION EXPIRES: 6-22-08
(AFFIX SEAL)

Karen L. Tatum
Notary Public
State of Tennessee
Rutherford County

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

f-3710

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Dale A. Hanson | Same | 094-16-0 005.00 |
| (NAME) | (NAME) | |
| 1518 Spence Circle | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN 37210 | | |
| (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, JP Morgan Chase Bank as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Dale A. Hanson, & Irene Hanson 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. 27 on the Map of Spence Circle Subdivision, as shown by Plat of record in Plat Book 1424, Page 62, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to JP Morgan Chase Bank as Trustee by Substitute Trustee's Deed dated August 18, 2005 and recorded in Instrument No. 20050826-0102464, 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 1518 Spence Circle, Nashville, TN 37210
(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 Dale A. Hanson and his/her/their assigns, forever.

Said JP Morgan 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 JP Morgan Chase Bank as Trustee, has executed this deed this 12th day of October, 2005.

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

BY: Terri Acierno, AVP

CITY OF RESIDENTIAL FUNDING CORPORATION SEAL 1985

Davidson County DEEDWARR
Recvd: 10/25/05 10:33 2 pgs
Fees:13.00 Taxes:277.13

20051025-0128630

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 Terri Acierno, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the ASST VICE PRESIDENT of Residential Funding Corporation, the Attorney in Fact of said JP Morgan Chase Bank as Trustee, the within named bargainor, and that he/she as such Terri Acierno, 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 20020415-0046166 of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 12 day of October, 2005

Notary Public

My Commission Expires:

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

**RETURN TO:**

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