# SPECIAL WARRANTY DEED

Davidson County DEEDWARR
Recvd: 10/25/05 14:30 2 pgs
Fees:13.00 Taxes:148.00

20051025-0128820

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $40,000.00

W. Daniel Robinson
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME THIS THE 24th DAY OF OCTOBER, 2005.

Notary Public

MY COMMISSION EXPIRES: 5-28-06

(AFFIX SEAL)

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

F-3055

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Quillen Properties | Same | 060-11-0-A-017.00-CO |
| | (NAME) | |
| 200 Moultrie Park | | |
| (ADDRESS) | (ADDRESS) | |
| Nashville, TN ~~37209~~ 37205 | | |
| (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, successor by merger to Chase Manhattan Mortgage Corporation. SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Quillen Properties, 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. 17 on the Plan of Section Two, Pine Ridge, as of record in Book 6900, Page 484, Register's Office for Davidson County Tennessee, to which plan reference is hereby made for a more complete description.

Being all of the same property conveyed to Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation. By Trustee's Deed dated March 18th 2005 of record in Instrument No.20050330-0034213, Register's Office 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 204 Green Branch Court, 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 Quillen Properties and his/her/their assigns, forever.

Said Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation., 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, successor by merger to Chase Manhattan Mortgage Corporation., has executed this deed this 25th day of October, 2005.

Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation.

By:

JANE GUYETTE, VICE PRESIDENT

STATE OF CALIFORNIA

COUNTY OF SAN DIEGO

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared JANE GUYETTE, VICE PRESIDENT, 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 JANE GUYETTE, VICE PRESIDENT respectively of the Chase Home Finance, LLC, successor by merger to Chase Manhattan Mortgage Corporation., the within named bargainor, a corporation, and that he/she as such JANE GUYETTE, VICE PRESIDENT being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this 13th day of October, 2005.

Commission expires:

SHERYL PEGLER
Commission # 1424915
Notary Public - California
San Diego County
My Comm. Expires Jun 15, 2007

Notary Public

**RETURN TO:**

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