SPECIAL WARRANTY DEED

CARRIE CAMERON SNOW Notary At Large RUTHERFORD COUNTY, TN

STATE OF TENNESSEE
COUNTY OF RUTHERFORD

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $112,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 30TH DAY OF NOVEMBER 2005.

Notary Public

MY COMMISSION EXPIRES: 5-16-08
(AFFIX SEAL)

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

F-3477

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Epatacio Go ~~Epitagio~~ Crescencio	American Home Mortgage Servicing	162-08-0 039.00
(NAME) 56 Benzing Road	(NAME) 538 Broadhollow Road	
(ADDRESS) Antioch, TN 37013	(ADDRESS) Melville, NY 11747	
(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, Bank One, National Association, As Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO ~~Epitagio Crescencio, Esteban Juan,~~ Epatacio Crescencio, a married man 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. 62 on the Plan of Antioch Park Subdivision, Section 1, of record in Book 3600, Page 96, Register's Office for said County, to which plan reference is hereby made for a more complete description of said lot.

Being the same property conveyed to Bank One, National Association, As Trustee by Substitute Trustee's Deed dated June 16, 2005 of record in Instrument No. 20050628-0074470, 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 56 Benzing 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 Epitagio Crescencio and his/her/their assigns, forever.

Said Bank One, National Association, 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 Bank One, National Association, As Trustee, has executed this deed this 22nd 10th day of November, 2005.

Bank One, National Association, As Trustee BY
Residential Funding Corporation, Attorney in Fact

BY:
Sharmel Dawson-Tyau

Davidson County DEEDWARR
Recvd: 12/06/05 09:15 2 pgs
Fees:13.00 Taxes:414.40

20051206-0146397

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-Tyau, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VICE President of Residential Funding Corporation, the Attorney in Fact of said Bank One, National Association, As Trustee, the within named bargainor, and that he/she as such Sharmel Dawson-Tyau, 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 10th day of November, 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