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 $61,750.00

Carol Kirchner
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 19TH DAY OF DECEMBER, 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-3508

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Courtnie ~~Nicole~~ Stevenson	America's Wholesale Lender	073-07-0-228.00
(NAME)	(NAME)	
2416 Robbie Court	P.O. Box 660694	
(ADDRESS)	(ADDRESS)	
Nashville, TN. 37214	Dallas, TX 75266-0694	
(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 Courtnie ~~Nicole~~ Stevenson, Single 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. 36-B on the Plan of Zone Lot Division of Lots 33 thru 37 (Sect. 4 Cabin Hill of record in Book 5200, Page 795, as amended in Book 6250, Page 520, Register's Office for said County, to which reference is hereby made for a more complete description.

Being all of the same property conveyed to JPMorgan Chase Bank As Trustee, by Substitute Trustee's Deed dated June 23, 2005 of record in Instrument 20050706-0077089, 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 2416 Robbie Court, Nashville, TN 37214

(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 Courtnie Nicole Stevenson and her 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 5 day of December, 2005.

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

By: _____

ITS: Sharmel Dawson-Tyau

Davidson County DEEDWARR
Recvd: 01/03/06 09:17 2 pgs
Fees:13.00 Taxes:228.48

20060103-0000199

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 Sharnel Dawson-Tyaa, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the V-P 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 V-P, 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, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 5th day of December, 2005

Notary Public

My Commission Expires: 3-19-06

TCC P.L. ROBINSON COMM. #1347412 NOTARY PUBLIC - CALIFORNIA SAN DIEGO COUNTY My Comm. Expires March 19, 2006 TCC

RETURN TO:

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