SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $83,000.00

Marjorie Seward
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24TH DAY OF JANUARY, 2006

Notary Public

MY COMMISSION EXPIRES: 1/25/08

(AFFIX SEAL)

ALAN B. MALONEY NOTARY PUBLIC TENNESSEE DAVIDSON COUNTY

Davidson County DEEDWARR
Recvd: 01/24/06 15:50 2 pgs
Fees:13.00 Taxes:307.10
20060124-0009267

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee, LLC 7100 Executive Center Drive Brentwood, TN 37027

rt-0185

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Marjorie Seward	SAME	049-00-0-049.00
(NAME)	(NAME)	
5463 Buena Vista		
(ADDRESS)	(ADDRESS)	
Whites Creek, TN 37189		
(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 Marjorie Seward,
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 the 14th Civil District of Davidson County, Tennessee, known as Lot No. 3 on the map of W.H. Thompson's unrecorded Subdivision at Whites Creek in said County, and described as follows:

Beginning at a point in the center of Buena Vista Pike, corner to Lot No. 2 and 250 feet South of the church property; thence South 82 ½ degrees West 250 feet to a stake, corner to Lot No. 2 in W.H. Thompson's line; thence South 9 degrees East 100 feet to a stake corner to Lot No. 4; thence North 82 ½ degrees East 250 feet to a point in the center of Buena Vista Pike, corner to Lot No. 4; thence with center of said Pike North 9 degrees West 100 feet to the beginning, according to a survey by J.R. Scott, County Surveyor of Robertson County, Tennessee, in 1951.

Being all of the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's Deed dated November 10, 2005 of record in Instrument No. 20051130-0143846, 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 5463 Buena Vista, Whites Creek, TN 37189

(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 Marjorie Seward and his/her/their 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 6 day of January, 2006

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

By: _____

ITS Vice President

RESIDENTIAL FUNDING CORPORATION SEAL 1986 DELAWARE

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 Olivia Ruiz, 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 JPMorgan Chase Bank as Trustee, the within named bargainor, and that he/she as such Olivia Ruiz, 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 County, Tennessee.

Witness my hand and Notarial Seal this 6th day of January, 2006.

Notary Public

My Commission Expires: _____

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

RETURN TO:

Resource Title Agency of Tennessee, LLC
7100 Executive Center Dr.
Suite 150
Brentwood, TN. 37027