SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $152,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17th DAY OF FEBRUARY, 2006.

Notary Public

MY COMMISSION EXPIRES: 2/13/09 (AFFIX SEAL)

CAROL A. BAKER NOTARY PUBLIC LARGE MY COMM. EXP. GRAHAM CO. TENN.

Record and Return to:
Prestige Title, LLC
1600 Westgate Circle, Ste 200
Brentwood, TN 37027

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

RT-0017

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Tewolde Negash	Bank of America	135-10-0-C-8.00
(NAME)	(NAME)	
2408 North Grafton Court	200 S. College Street	
(ADDRESS)	(ADDRESS)	
Nashville, Tennessee 37217	Charlotte, NC 28255-0001	
(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 Tewolde Negash and ~~Ethiopia Aleman~~, Ethiopia Alemu, both unmarried ,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. 10 on the Plan of Section One, Ransom Park, according to the Plan of record in Instrument No. 20011023-0115381, Register's Office for said County, Tennessee, to which reference is hereby made for a more complete description.

Being the same property conveyed to JPMorgan Chase Bank As Trustee by Substitute Trustee's Dee dated September 15, 2005, of record in Instrument No. 20050927-0115788, Register's Office Shelby 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 2408 North Grafton Court, Nashville, TN 37217
(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 Tewolde Negash and Ethiopia Aleman 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 17th day of February, 2006.

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

By:

Bill Mueller, VP

Davidson County DEEDWARR
Recvd: 03/15/06 13:01 2 pgs
Fees:13.00 Taxes:562.40

20060315-0029871

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 Bill Mueller, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the VP 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 VP, 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 20020415-0046166of record in DAVIDSON, Register's Office for County, Tennessee.

Witness my hand and Notarial Seal this 17th day of February, 2006

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

My Commission Expires

Notary Public

RETURN TO:

Resource Title Agency of Tennessee