SPECIAL WARRANTY DEED

RETURN TO:

First National Financial Title
25 Century Blvd., Ste. 203
Nashville, TN. 37214

N1467/

Davidson County DEEDWARR
Recvd: 05/22/06 10:24 2 pgs
Fees:13.00 Taxes:351.50

20060522-0059657

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $95,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 17 DAY OF MAY, 2006

KEVIN STEINKE NOTARY PUBLIC AT LARGE DAVIDSON CO. TENN.

Notary Public

MY COMMISSION EXPIRES: 9-12-07

(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT-0483

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Royce Hart Sr.	Royce Hart Sr.	081-16-0-138.00
(NAME) 1400 11th Ave North	(NAME) 1400 11th Avenue North	
(ADDRESS) Nashville TN 37208	(ADDRESS) Nashville, TN 37208	
(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, JP Morgan Chase Bank as Trustee SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Royce Hart Sr., married

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 the westerly part of Lot No. 406 on the plan of McGavock's Town North Nashville of record in Book 21, Page 23, Register's Office for Davidson County, Tennessee and described in Book 547, Page 3, to which reference is hereby made for a more complete description.

Being the same property conveyed to JP Morgan Chase Bank as Trustee by Substitute Trustee's Deed of record as Instrument No. 20060123-0008463, 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 1400 11th Ave North, Nashville, TN 37208

(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 Royce Hart Sr. and his/her/their assigns, forever.

Said JP Morgan 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 JP Morgan Chase Bank as Trustee, has executed this deed this 24 day of April, 2006.

JP Morgan Chase Bank as Trustee by Residential Funding Corporation, as Attorney in Fact

By: _____

SHARMEL DAWSON-TYAU, VP

SEAL 1985 RESIDENTIAL FUNDING CORPORATE

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 CHARMEL 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 JP Morgan 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 20020415-0046166 of record in Register's Office for DAVIDSON County, Tennessee.

Witness my hand and Notarial Seal this 24 day of April, 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