Box 17

# SPECIAL WARRANTY DEED

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $116,900.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 1st DAY OF JUNE, 2006.

Notary Public

MY COMMISSION EXPIRES: 11/14/09 (AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 06/06/06 13:33 2 pgs
Fees:13.00 Taxes:432.53
20060606-0066856

LAURI A. BEASLEY NOTARY PUBLIC STATE OF TENNESSEE DAVIDSON COUNTY

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

RT-0472

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Sidney Chandler | Regions Bank dba Regions Mortgage ~~Sidney Chandler~~ | 060-02-0 233.00 |
| (NAME) 3073 Richmond Hill Drive | (NAME) 401 Union Street | |
| (ADDRESS) Nashville TN 37207 | (ADDRESS) Nashville, TN 37219 | |
| (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 Sidney Chandler,

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 Lot No. 175 on the Plan of ~~Parkway~~ Parkwood Estates, Section 1, of record in Book 2900, Pages 119 and 120, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JP Morgan Chase Bank as Trustee by Trustee's Deed dated January 14, 2006, of record as Instrument No. 20060119-0006918, 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 3073 Richmond Hill Drive, Nashville, TN 37207
(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 Sidney Chandler 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 25 day of May, 2006.

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

By:

Sharmel Dawson

SEAL 1985 CORPORATION

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 VP 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 executed 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 25 day of May, 2006

Notary Public

My Commission Expires: _____

MICHELE ARCHULETA
Commission # 1541789
Notary Public - California
San Diego County
My Comm. Expires Jan 6, 2009

**RETURN TO:**

Resource Title Agency of Tennessee
Coomer and Jenkins
Suite 230, 392 Harding Place
Nashville, TN 37211