SPECIAL WARRANTY DEED

BOX 13
11877

Heidi Jo Clayton Notary Public My Comm. Exp 07/25/09 State Of TENNESSEE Davidson County

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS ~~$54,900.00~~

Affiant

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

Heidi Jo Clark
Notary Public

MY COMMISSION EXPIRES: 7/25/09
(AFFIX SEAL)

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

RT0917

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Cynthia French	New Owner	091-01-0- 074.00
(NAME)	(NAME)	
110 ~~6214 Morrow Rd~~ Brentwood Ct.		
(ADDRESS)	(ADDRESS)	
Nashville TN 37209		
(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 Cynthia French,

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 all of Lot No. 7, Block "5", Map of Cherokee Park Subdivision, as shown by plat and survey of record in Book 161, Page 75, of the Register's Office of Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

Being all of the same property conveyed to JPMorgan Chase Bank as Trustee by Substitute Trustee's Deed March 14th 2006 of record in Instrument No. 20060330-0036297, 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 6214 Morrow Rd Nashville 37209
(House Number, (Street) (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 Cynthia French, 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.

Davidson County DEEDWARR
Recvd: 08/02/06 14:46 2 pgs
Fees:13.00 Taxes:203.13
20060802-0094220

RM

IN WITNESS WHEREOF, the said JPMorgan Chase Bank as Trustee., has executed this deed this 17th day of July, 2006

JPMorgan Chase Bank as Trustee by Residential Funding Corp.

By Tamarah Prado VP

Tamarah Prado

M. Kavanagh

Michelle Kavanagh

Sec. Asst

STATE OF CA

COUNTY OF San Diego

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared TAMARAH Prado, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Tamarah Prado VP of Residential Funding Corp. 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 Book ____, Page ____ or in Instrument Number 20020415-0046166 of record in ____ Register's Office for Davidson County, Tennessee.

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

My Commission expires: 5/23/08

Notary Public

GRACE FIRE SILVA
Commission # 1491170
Notary Public - California
San Diego County
My Comm. Expires May 23, 2008

RETURN TO:

Resource Title Agency of Tennessee
3931 Gallatin Pike, Suite B
Nashville, TN 37216

RT0917