SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $60,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 6 DAY OF September, 2006

Elaine Eversmeyer
Notary Public

MY COMMISSION EXPIRES: 1-24-09
(AFFIX SEAL)

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

RT0966

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Mairo Luna	Mairo Luna	148030014.00
(NAME)	(NAME)	
3314 Ezell Rd	3314 Ezell Road	
(ADDRESS)	(ADDRESS)	
	Nashville TN. 37211	
Nashville TN 37211		
(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 Mairo Luna, Single

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 5th, formerly the 7th, Civil District of Davidson County, Tennessee,

Being Lot # 2 on the plat showing subdivision of the northwesterly part of the L.C. Hartly Property, not of record described according to a survey made by Norris H. Hickerson, Surveyor, August 5, 1950, as follows:
Beginning on the easterly margin of Ezell Road, 452 feet south of the southeast corner of Antioch Pike and Ezell Road, being the corner of Lots # 2 & 3; thence with the line between said tow lots eastwardly 150 feet thence South 3 Deg. 30' West 100 feet to the corner of Lots: # 1 and 2; thence with the line between said two lots, westwardly 150 feet to the easterly margin of Ezell Road; thence with same, Northwardly 100 feet to the beginning.

Being the same property conveyed to JPMorgan Chase Bank, by Substitute Trustee's Deed, dated March 21, 2006 and recorded April 3, 2006 in Instrument No. 20060403-0037171, in the 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 3314 Ezell Rd Nashville 37211
(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 Mairo Luna, 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: 09/27/06 12:06 2 pg
Fees:13.00 Taxes:222.00



20060927-0119552

IN WITNESS WHEREOF, the said JPMorgan Chase Bank, as Trustee., has executed this deed this 6th day of September, 2006

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

By Sharmel Dawson-Tyau

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 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 200204150046166 of record in Register's Office for Davidson County, Tennessee.

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

Notary Public

My Commission expires: _____

ERWAYNE J. ASUNCION
Commission # 1577600
Notary Public - California
San Diego County
My Comm. Expires May 9, 2009

RETURN TO:

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

RT0966