SPECIAL WARRANTY DEED

SHELIA A. GREENDINE
STATE OF TENNESSEE NOTARY PUBLIC
CHEATHAM COUNTY, TENN.
My Commission Expires JUNE 8, 2009

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $67,500.00

Stacy J. Sellers
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 15th DAY OF September, 2006

Shelia Greendine
Notary Public

MY COMMISSION EXPIRES: 6-8-09
(AFFIX SEAL)

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

RT1481

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Stacy Sellers (NAME)	ANB Financial, N.A. (NAME)	08102005600
2200 24th Avenue North Unit A & B (ADDRESS)	P.O. Box 699 (ADDRESS)	
Nashville, TN 37208	Bentonville, AR 72712	
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, JPMorgan Chase Bank, As Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Stacy Sellers,

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. 132 on the Plan of Buena Vista Heights of record in Book 161,Page 19, said Register's Office. Said lot fronts 50 feet on the northerly side of Cecilia, formerly McKinney or Spring Street, and runs back between parallel lines 140 feet to an alley.

Being the same property conveyed to Madlene Y Syes, by Warranty Deed from James C. and Lois T Pickett, Charitable Reminder Unitrust, dated March 27, 1998, and recorded APRIL 3, 1998, in Instrument # 0421697, in the Register's Office for Davidson County, Tennessee. Said property being further conveyed to JPMorgan Chase Bank, As Trustee by Substitute Trustee's Deed dated June 6, 2006 and recorded on June 15, 2006 in Instrument No. 20060615-0071147, said Register's Office.

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 2200 24th Avenue North Nashville 37208
(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 Stacy Sellers, 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: 10/11/06 14:37 2 pgs
Fees:13.00 Taxes:249.75
20061011-0126512

IN WITNESS WHEREOF, the said JPMorgan Chase Bank, As Trustee., has executed this deed this 13th 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 20020415-0046166 of record in Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 13th day of September, 2006

Notary Public

My Commission expires: _____

ERWAYNE J. ADKISON
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

RT1481