SPECIAL WARRANTY DEED

SHELIA BRIZENDINE
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 $129,900.00

Elizabeth A Gray
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 20th DAY OF SEPTEMBER, 2006

Shelia Brizendine
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

RT0913

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles E. Hinton	Same as New Owner	165-09-0-A 070.00 CO
(NAME)	(NAME)	
1872 Lakewod Village Dr		
(ADDRESS)	(ADDRESS)	
Antioch TN 37013 (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 fka The Chase Manhattan Bank as Trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Charles E. Hinton, single and Valerie Mabry-Carter, single, as tenants in common with rights of survivorship, 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. 24 on the Final Plan of Lakewood Village, Section Three, as shown on plat of record in Instrument No. 20020321-0034912, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete legal description.

Being the same property conveyed to JPMorgan Chase Bank as Trustee fka The Chase Manhattan Bank as Trustee by Trustee's Deed from Arnold M. Weiss, Trustee dated March 14, 2006, and recorded March 24, 2006, in Instrument No 20060324-0033557, 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 1872 Lakewod Village Dr Antioch 37013
(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 Charles E. Hinton and Valerie Mabry-Carter and his/her/their assigns, forever.

Said JPMorgan Chase Bank as Trustee fka The Chase Manhattan 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: 12/12/06 16:14 2 pgs
Fees:13.00 Taxes:480.63
20061212-0153490

IN WITNESS WHEREOF, the said JPMorgan Chase Bank as Trustee fka The Chase Manhattan Bank as Trustee., has executed this deed this 19th day of September, 2006

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

By _____
Olivia Ruiz

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 **Olivia Ruiz** 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 fka The Chase Manhattan 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 19th day of September, 2006

My Commission expires: _____

Notary Public

MICHELLE MOREY
Commission # 1532954
Notary Public - California
San Diego County
My Comm. Expires Dec 9, 2008

RETURN TO:

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

RT0913