SPECIAL WARRANTY DEED

ELAINE EVERSMEYER
State of Tennessee Notary Public
DAVIDSON COUNTY

STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $157,900.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 29th DAY OF December, , 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

RT1348

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Audrey Pierce	Audrey Pierce	026-03-0-007.00
(NAME)	(NAME)	
329 Witham Court	7129 Sunrise Circle	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	Franklin, TN 37067	
(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 Audrey Pierce, married

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 Davidson County, Tennessee, being Lot No. 309 on the Plan of Windsor Green Phase II, Section III of record in Plat Book 6900, Page 845, Register's Office for said County, to which reference is hereby made for a more complete description.

Being the same property conveyed to JPMorgan Chase Bank, as Trustee by Substitute Trustee's Deed dated May 16, 2006 and recorded on May 7, 2006 in Instrument No. 20060607-0067205, 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 329 Witham Court Goodlettsville 37072
(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 Audrey Pierce, 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: 01/03/07 09:01 2 pgs
Fees:13.00 Taxes:584.23

20070103-0000848

IN WITNESS WHEREOF, the said JPMorgan Chase Bank, as Trustee., has executed this deed this 27th day of December, 2006

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

By Sharmel Dawson-Tyau

Shawn Jimenez

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 27th day of December, 2006

Notary Public

My Commission expires: _____

GRACE PIRE SILVA
COMM. #1491170
NOTARY PUBLIC • CALIFORNIA
SAN DIEGO COUNTY
Commission Expires May 23, 2008

RETURN TO:

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

RT1348