SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $110,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 9 DAY OF February, 2007

Notary Public

MY COMMISSION EXPIRES: 1-22-09

(AFFIX SEAL)

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

RT2359

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jeff G. Lavallee and Simone F Loughlin	Same	071-11-0 058.00
(NAME)	(NAME)	
1420 Meridian Street		
(ADDRESS)	(ADDRESS)	
Nashville TN 37207		
(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 Jeff G. Lavallee and Simone F Loughlin, husband and wife, as tenants by the entirety. 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:
Real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being part of the Old George Scruggs' tract of land and more particularly bounded and described as follows:

Beginning in the center of Meridian Street or Trinity Road, at the Southeast corner of the A.L. Rawls tract; running thence Westwardly 300.0 feet, more or less with Rawl's South line to the Northeast corner of the lot of land conveyed by Overall to C.W. Dews and wife by deed of record in Book 533, Page 156, Register's Office for said county; thence with said Daw's East line Southerly 50.0 feet to the point being the Southwest corner of this lot herein conveyed and the Northwest corner of another lot owned by Cora F. Shane; thence Eastwardly parallel with the South line of the Rawls tract 300.00 feet, more or less to a point in the center of Meridian Street; thence with the center of said street 50.0 feet to the beginning.

Previously conveyed to Lynetra L. Dromgoole by Quit Claim Deed from Shawn M. Dromgoole dated February 10, 2000 and recorded February 14, 2000 in Instrument Number 200002140014840, Register's Office for Davidson County, Tennessee. Said property being further conveyed to JPMorgan Chase Bank, as Trustee by Substitute Trustee's Deed dated October 17, 2006 and recorded on October 26, 2006 in Instrument No. 20061026-0132999, 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 1420 Meridian Street Nashville 37207
(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 Jeff G. Lavallee and Simone F Loughlin, 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: 02/13/07 10:54 2 pgs
Fees:13.00 Taxes:407.00
20070213-0018228

IN WITNESS WHEREOF, the said JPMorgan Chase Bank, as Trustee., has executed this deed this 7th day of February, 2007

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

By Sharmel Dawson-Tyau

WITNESS

Christina Lariviere

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 7th day of February, 2007

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

RT2359