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 $94,000.00

Amanda Scott
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 2nd DAY OF FEBRUARY, 2007

Elaine Eversmeyer
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

RT2262

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Michael Kimbrell and Corley Roberts	Corley Roberts	072-08-0 128.00
(NAME)	(NAME)	
2238 Stratford Avenue	1513 Woodland St.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37216	Nashville TN 37206	
(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 Michael Kimbrell, an unmarried man, and Corley Roberts, an unmarried woman, as joint tenants with the right 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:

Real estate located in Davidson County, Tennessee, described as follows:

Land in Davidson County, Tennessee, being Lot No. 82, on the Map of Dalewood, Section L, as shown on plat of record in Plat Book 1424, Page 108, in the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description.

Being the same property conveyed to Traci M. Phillips, unmarried by Warranty Deed from Judy Nell Reed dated June 27, 2003 and recorded July 7, 2003 in Instrument Number 20030707-0093199, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JPMorgan Chase Bank, as trustee by Substitute Trustee's Deed from Arnold M. Weiss, as substitute trustee, dated October 3, 2006, recorded October 19, 2006, in Instrument No. 20061019-0129540, 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 ☒ property, known as 2238 Stratford Avenue Nashville 37216
improved
(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 Michael Kimbrell and Corley Roberts, 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: 02/20/07 11:05 2 pgs
Fees:13.00 Taxes:347.80
20070220-0020539

IN WITNESS WHEREOF, the said JPMorgan Chase Bank, as trustee., has executed this deed this 12th day of January, 2007

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

By Sharmel Dawson-Tyau

Christina Lariviere Witness

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 Christina Lariviere & 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 12th day of January, 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

RT2262