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 $195,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 26 DAY OF NOVEMBER, 2007

Notary Public

MY COMMISSION EXPIRES: 1-22-09
(AFFIX SEAL)

THIS INSTRUMENT WAS PREPARED BY

Resource Title Agency 3931 Gallatin Pike, Suite BNashville, TN 37216 615-782-8115

RT3734

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Garret Fontenot and Stacia Ray	Countrywide Home Loans	173-04-0-A 166.00 CO
(NAME)	(NAME)	
4973 Alexis Dr	P.O. Box 10423	Loan No.
(ADDRESS)	(ADDRESS)	186851094
Antioch TN 37013	Van Nuys, CA 91410	
(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, JP Morgan Chase Bank, N.A., SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Garret Fontenot unmarried, and Stacia Ray, unmarried. 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. 166 on the Final Plat of the Resubdivision of Lots 165 and 166, Oak Highlands, Phase One, of record in Instrument Number 200102050010879, Register's Office for said County, to which reference is hereby made for a more complete description.

Previously conveyed to John H. Wright, Jr. and Sabrina L. Wright, Husband and Wife as Joint Tenants by Warranty Deed from Shelley L. Stoltz, unmarried, dated December 8, 2003 and recorded December 15, 2003 in Instrument Number 20031215-0178760, Register's Office for Davidson County, Tennessee, AND;

Being the same property conveyed to JP Morgan Chase Bank, N.A. by Substitute Trustee's Deed from Priority Trustee Services of TN, L.L.C., as Substitute Trustee, dated May 17, 2007 and recorded May 29, 2007 in Instrument Number 20070529-0063319, 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 4973 Alexis 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 Garret Fontenot and Stacia Ray, and his/her/their assigns, forever.

Said JP Morgan Chase Bank, N.A.., 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: 11/29/07 12:23 2 pgs
Fees:13.00 Taxes:721.50

20071129-0138512

IN WITNESS WHEREOF, the said JP Morgan Chase Bank, N.A.., has executed this deed this 14th day of November, 2007

JP Morgan Chase Bank, N.A. by Residential Funding Company, L.L.C. f/k/a Residential Funding Corporation as Attorney in Fact

By Patrick McClain
Vice President

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Patrick McClain, 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 Company, L.L.C. f/k/a Residential Funding Corporation, the Attorney in Fact of said JP Morgan Chase Bank, N.A.., 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, Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 14th day of November, 2007

Notary Public

My Commission expires: 6-15-11

ALICIA ELECTOR GATSON
Notary Public, State of Texas
My Commission Expires
June 15, 2011

RETURN TO:

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

RT3734