SPECIAL WARRANTY DEED



STATE OF TENNESSEE
COUNTY OF DAVIDSON

THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $106,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 3 RD DAY OF FEBRUARY, 2009

Notary Public

MY COMMISSION EXPIRES: 9/3/2012

(AFFIX SEAL)

Davidson County DEEDWARR
Recvd: 02/09/09 12:43 2 pgs
Fees:13.00 Taxes:392.20
20090209-0011112

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency
3931 Gallatin Pike, Suite B
Nashville, TN 37216
615-782-8115

RT9069

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Sonia Y Bennett	SAME AS NEW OWNER	164-16-0-A 067.00 CO /
(NAME)	(NAME)	
800 Stone Flower Court aka 1616 Chestnut Oak 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, The Bank of New York Trust Company N.A. successors to JP Morgan Chase Bank N.A. as trustee, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Sonia Y Bennett, An Unmarried Person;

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:

Being Lot No. 125 on the plan of Meadow Woods, Section Three, of record in Instrument Number 200009210094039, Register's Office for said County, to which plan reference is hereby made for a more complete description.

Being the same property conveyed to Janice S. Hargrove and Jeffrey D. Freeze by Warranty Deed from Jerry Butler Builders, LLC dated September 19, 2001 and recorded October 22, 2001 in Instrument Number 20011022-0115008, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to The Bank of New York Trust Company N.A. successors to JP Morgan Chase Bank N.A. as trustee by Trustee's Deed from Matthew Smith, Co-Trustee, dated December 1, 2008 and recorded December 30, 2008 in Instrument Number 20081230-0123643, 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 800 Stone Flower Court aka 1616 Chestnut Oak 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 Sonia Y Bennett, and his/her/their assigns, forever.

Said The Bank of New York Trust Company N.A. successors to JP Morgan Chase Bank N.A. 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.

IN WITNESS WHEREOF, the said The Bank of New York Trust Company N.A. successors to JP Morgan Chase Bank N.A. as trustee, has executed this deed this 12th day of January, 2009

The Bank of New York Trust Company N.A. successors to JP Morgan Chase Bank N.A. as trustee by Residential Funding Company, LLC, fka Residential Funding Corporation, Attorney in Fact

By _____

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 Justin Turkiss (known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Junior Officer of Residential Funding Company, LLC, fka Residential Funding Corporation, the Attorney in Fact of said The Bank of New York Trust Company N.A. successors to JP Morgan Chase Bank N.A. as trustee., the within named bargainor, and that he/she as such Junior Officer, 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 12th day of January, 2009

My Commission expires: April 29, 2011

Notary Public

L. A. LANCASTER
Commission # 1735857
Notary Public - California
Riverside County
My Comm. Expires Apr 29, 2011

RETURN TO:

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

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