mw

SPECIAL WARRANTY DEED

BILL GARRETT, Davidson County
Trans: T20090060780 DEEDWARR
Recvd: 09/03/09 12:46 2 pgs
Fees: 13.00 Taxes: 181.30

20090903-0083095

STATE OF ~~TENNESSEE~~ Texas
COUNTY OF Dallas
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $49,000.00

Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 25th DAY OF August 2009

Notary Public

MY COMMISSION EXPIRES (AFFIX SEAL)

DIANA M MORENO
Notary Public, State of Texas
My Commission Expires
July 24, 2011

THIS INSTRUMENT WAS PREPARED BY
Resource Title Agency, Inc. (Tennessee Division)
2630 Elm Hill Pike #350
Nashville, TN 37214
615-782-8115

RT10344

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Charles D Simms	Charles D. Simms	108-12-0083.00
(NAME)	(NAME)	
1222 Timber Valley Drive	2717 Blue Field Ave.	
(ADDRESS)	(ADDRESS)	
Nashville TN 37214	Nashville TN 37214	
(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, Citibank, N.A. as Trustee for Chase Mortgage Funding Loan Asset-Backed Certificates, Series 2002-2, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Charles D Simms, 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:

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

Being Lot Number 110-A, Zone Lot Division Lots 110, 111, 112 and 113 East Lake Subdivision, Section Four, of record in Plat Book 6250, Page 246 (erroniously referred to as Page 245 in prior deed of record), amended in Plat Book 5800, Page 245, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Citibank, N.A. as Trustee for Chase Mortgage Funding Loan Asset-Backed Certificates, Series 2002-2 by Trustee's Deed from Shellie Wallace as Successor Trustee dated July 8, 2009 and recorded July 16, 2009 in Instrument Number 20090716-0066573, 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 1222 Timber Valley Drive Nashville 37214
(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 Charles D Simms, and his/her/their assigns, forever.

Said Citibank, N.A. as Trustee for Chase Mortgage Funding Loan Asset-Backed Certificates, Series 2002-2, 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 Citibank, N.A. as Trustee for Chase Mortgage Funding Loan Asset-Backed Certificates, Series 2002-2 has executed this deed this 24th day of August, 2009

Citibank, N.A. as Trustee for Chase Mortgage Funding Loan Asset-Backed Certificates, Series 2002-2

By Perry W. Pollard I-AVP

STATE OF Texas

COUNTY OF Dallas

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared Perry W. Pollard, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Assistant Vice President of CHASE, the Attorney in Fact of said Citibank, N.A. as Trustee for Chase Mortgage Funding Loan Asset-Backed Certificates, Series 2002-2, the within named bargainor, and that he/she as such Assistant Vice President, 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 _____ Register's Office for Davidson County, Tennessee.

Witness my hand and Notarial Seal this 24th day of August, 2009

Notary Public

My Commission expires: July 24, 2011

DIANA M MORENO
Notary Public, State of Texas
My Commission Expires
July 24, 2011

RETURN TO:

2630 Elm Hill Pike #350
Nashville, TN 37214
Phone: 615-782-8115 Fax: 615-782-8118

RT10344