SPECIAL WARRANTY DEED

KAREN WINKLER 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 $495,000.00

Ross Bovergard
Affiant

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 4TH DAY OF JUNE 2009

Karen Winkler
Notary Public

MY COMMISSION EXPIRES: 9-3-2013
(AFFIX SEAL)

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

RT8625

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Donna Hysmith	Donna Hysmith	131-08-0-E 009.00 CO
(NAME)	(NAME)	
108 Glendower Court	3205 Powell Ave	
(ADDRESS)	(ADDRESS)	
Nashville TN 37204	Nashville, TN 37204	
(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, National Association , SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO Donna Hysmith, An unmarried woman

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:

Lot Number 9 on the Plan of Glendower Subdivision of record in Plat Book 6250, Page 927, said Register's Office, to which reference is hereby made for a more complete and accurate description.

Being the same property conveyed to Washington Mutual Bank by Substitute Trustee's Deed from Shapiro & Kirsch, LLP., as Substitute Trustee, dated July 28, 2008 and recorded August 11, 2008 in Instrument Number 20080811-0082433, Register's Office for Davidson County, Tennessee

Being further conveyed to JPMorgan Chase Bank, National Association by Receiver's Deed from Federal Deposit Insurance Corporation as Receiver for Washington Mutual Bank, formerly known as Washington Mutual Bank, FA, dated May 22, 2009 and being recorded simultaneously herewith in Instrument Number 20090611005433 4, 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.

This is ☐ unimproved ☒ improved property, known as 108 Glendower Court (House Number, (Street)) Nashville (City or Town) 37204 (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 Donna Hysmith, and his/her/their assigns, forever.

Said JPMorgan Chase Bank, National Association 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.

BILL GARRETT, Davidson County
Trans:T20090039013 DEEDWARR
Recvd: 06/11/09 13:11 2 pgs
Fees:13.00 Taxes:1831.50
20090611-0054335

IN WITNESS WHEREOF, the said JPMorgan Chase Bank, National Association, has executed this deed this ~~21st~~ 22nd day of May, 2009

JPMorgan Chase Bank, National Association

by **Kelly Livingston**
Vice President

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared **Kelly Livingston**, known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the **Vice President** of JPMorgan Chase Bank, National Association , the within named bargainor, and that he/she as such **Vice President**, being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this ~~21st~~ 22nd day of May, 2009

Notary Public

My Commission expires: 2/7/13

SARAH K. ARNOLD
MY COMMISSION #DD857425
EXPIRES: FEB 02, 2013
Bonded through 1st State Insurance

RETURN TO:

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

RT8625