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BILL GARRETT, Davidson County
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This document prepared by:
Title2land, LLC
11851 Wentling Ave
Baton Rouge, LA 70816
(800) 549-6684
As a necessary incident to the fulfillment of conditions contained in a title insurance commitment issued by it.
10-34420NRA

SPECIAL WARRANTY DEED

This Deed, made the 27th of September, 2010, by and between **JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC**, as first party, and **Isaac P. Connor and Cleddie J. Connor**, as second party.

WITNESSETH:

That for and in consideration of the sum of **ONE and 00/100 ($1.00) DOLLAR,** the receipt of all of which is hereby acknowledged, said party of the first part has bargained and sold and does hereby bargain, sell, convey, and confirms unto said party of the second part the following described real estate, situated and being the following described property to-wit:

LOT NUMBER 153 ON THE PLAN OF CHARLOTTE PARK, SECTION II, AS OF RECORD IN BOOK 2663, PAGES 22 AND 23, REGISTER'S OFFICE FOR SAID COUNTY, TO WHICH PLAT REFERENCE IS HEREBY GIVEN FOR A MORE PARTICULAR DESCRIPTION OF SAID PROPERTY.

SAID LOTS FRONTS 62 FEET ON THE WESTERLY SIDE OF WESTBORO DRIVE AND RUNS BACK 200 FEET ON THE NORTH LINE AND 124 FEET ON THE SOUTH LINE TO A DEAD LINE IN THE REAR ON WHICH IT MEASURES 98.1 FEET.

Municipal Address: 635 Westboro Drive, Nashville, Tennessee 37209
Parcel Number: 090120190

The property address was supplied at the request of the proposed insured for informational purposes only and is not a covered matter.

Being the same property acquired by SUBSTITUTE TRUSTEE'S DEED of Property from DOROTHA ALBRIGHT to JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC dated April 14, 2010 and recorded May 5, 2010 as #20100505-0034200, of the official records of Davidson County, Tennessee.

Seller and buyer agree and stipulate that the property, including the improvements located thereon, shall be sold in its "as is" condition, without any representations or warranties, express or implied, including but not with limitation, as to: (a) workmanship, structure, stability and quality of the improvements; (b) the water tightness of the improvements, including without limitation roofs, walls, doors, and windows; (c) the status, stability, and quality of soil conditions, equipment, stairways, appliances, fixtures, and furniture; (d) any defects, termite infestations or damages and any other conditions whether latent or discoverable by reasonable inspection; (e) merchantability or fitness for any particular purpose, and; (f) the existence of any violation of any applicable law relating to the environment, including without limitation those pertaining to the generation, use handling, storage or disposal of hazardous waste; (g) any design defect, or any condition of design. Buyer(s) specifically waives any right or cause of action for redhibition or quanti minoris, that is, to rescind sale or seek a reduction of the purchase price for any reason whatsoever. Buyer acknowledges he/she/they have had an opportunity and/or have in

fact inspected the property to his/her/their full satisfaction, and this clause has been pointed out to him/her/them and has been explained to his/her/their full satisfaction.

Grantor covenants that it is seized and possesses of the said land and has a right to convey it, and warrants the title against the lawful claims of all persons claiming by, through and under it, but not further otherwise.

TO HAVE AND TO HOLD unto the said party of the second part, their heirs, successors, and assigns in fee simple forever.

This conveyance is made expressly subject to the conditions, easement, restrictions and reservations of record, if any, affecting the aforesaid property and constituting construction notice; bit there is no intention by the reference to reimpose or to extend any of the same. The undersigned certify that the consideration reflected in this deed is the full consideration paid for said property pursuant to R.R.S. Chapter 382.

JPMC Specialty Mortgage, LLC
f/k/a WM Specialty Mortgage, LLC

By: KL **Kelly Livingston**
Signature

Vice President
Print Name

STATE OF FL

COUNTY OF Duval **, to wit:**

Before Me, the undersigned Notary Public of the state and county mentioned, personally appeared, **Kelly Livingston**, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence), and who, upon oath, acknowledged such person to be **Kelly Livingston** (or other officer authorized to execute the instrument) of _____ the within named bargainor, a limited liability company, and that such **Vice President** or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the limited liability company as JPMC Specialty Mortgage, LLC f/k/a WM Specialty Mortgage, LLC.

Witness my hand and seal, at office this 7 day of Oct, 20 10.

My commission expires:_____

Notary Public

BERNADETTE GILMORE
MY COMMISSION # DD 792361
EXPIRES: May 28, 2012
Bonded Thru Notary Public Underwriters

Property Owner & Address: **Isaac P. Connor and Cleddie J. Connor**

625 American Road
Nashville, Tn 37209

Tax Parcel No.: **090120190**

Mail Tax Bill to: **Isaac P. Connor and Cleddie J. Connor**
635 Westboro Drive
Nashville, TN 37209

STATE OF TENNESSEE

COUNTY OF DAVIDSON **, to wit:**

I, or we, hereby swear or affirm that to be best of Affiant's knowledge, information and belief the actual consideration for this transfer of value of the property transferred, whichever is greater is **NINETY FIVE THOUSAND AND 00/100 ($95,000.00) DOLLARS,** which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

Isaac P Connor
Isaac P. Connor

Cleddie J Connor
Cleddie J. Connor

I. DYKE TATUM STATE OF TENNESSEE NOTARY PUBLIC DAVIDSON COUNTY, TN

SUBSCRIBED AND SWORN TO before me this 30th day of Sept, 2012.

My commission expires: 5/8/13

Notary Public