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.
10-34407NRA

SPECIAL WARRANTY DEED

This Deed, made the 21st of Nov., 2010, by and between **JP Morgan Chase Bank National Association**, a Delaware as first party, and **Talbert Construction Advisors TN, LLC**, a Tennessee limited liability ccompany, 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:

BEING THE NORTHERLY 50 FEET OF THE WESTERLY 110 FEET OF THE SOUTHERLY 180 FEET OF BLOCK NO. 12 ON THE MAP OF REALTY SAVINGS BANK AND TRUST COMPANY REVISED PLAN OF THE WEST EXTENSION OF CHARLOTTE PARK COMPANYS FIRST ADDITION, OF RECORD IN BOOK 421, PAGE 18, REGISTERS OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

BEGINNING AT AN IRON PIN LOCATED IN THE EASTERLY MARGIN OF 53RD AVENUE, NORTH, SAID POINT BEING LOCATED 130 FEET NORTH OF THE NORTHERLY INTERSECTION OF THE MARGINS OF 53RD AVENUE NORTH, AND NEVADA AVENUE; THENCE WITH THE EASTERLY MARGIN OF 53RD AVENUE, NORTH, 50 FEET IN A NORTHERLY DIRECTION AN IRON PIN; THENCE WITH THE SOUTHERLY MARGIN OF AN ALLEY 110 FEET EASTWARDLY TO AN IRON PIN; THENCE 50 FEET OUTWARDLY TO AN IRON PIN THENCE 110 FEET WESTWARDLY TO THE POINT OF BEGINNING.

Municipal Address: 304 53rd Avenue N, Nashville, Tennessee 37209
Parcel Number: 091-15-0-134-00

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 MOLLY C. MITCHELL to JP Morgan Chase Bank National Association dated April 22, 2010 and recorded April 27, 2010 as #20100427-0031799, 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.

JP Morgan Chase Bank National Association

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

By: Kelly Livingston
Signature
Vice President

Print Name

STATE OF Florida

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 Vice President (or other officer authorized to execute the instrument) of _____ the within named bargainor, a corporation, and that such _____ or officer as such _____, executed the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as JP Morgan Chase Bank National Association.

Witness my hand and seal, at office this 22 day of NOV, 20 10.

My commission expires:_____

Notary Public

Property Owner & Address: **Talbert Construction Advisors TN, LLC**

6A Raccoon Rd
North Oaks MN 55449

Tax Parcel No.: **091-15-0-134-00**

Mail Tax Bill to: **Talbert Construction Advisors TN, LLC**
128 Holiday Court, Suite 125
Franklin, TN 37067

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 **ONE HUNDRED FOUR THOUSAND AND 00/100 ($104,000.00) DOLLARS,** which amount is equal to our greater than the amount which the property would command at a fair voluntary sale.

ANN K CURTIS
Notary Public
Minnesota
My Commission Expires January 31, 2015

Talbert Construction Advisors TN, LLC

BY: [redacted]

SUBSCRIBED AND SWORN TO before me this 24th day of November 20 10

My commission expires: 1-31-2015

Notary Public