SPECIAL WARRANTY DEED

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $75,000.00

Affiant Dean Passwaiter

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 24th DAY OF January 2011

Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

SUZANNE MOLNAR
NOTARY PUBLIC
STATE OF OHIO
Recorded In
Cuyahoga County
My Comm. Exp. 3-17-2015

THIS INSTRUMENT WAS PREPARED BY
Resource Title National Agency, Inc.
7100 East Pleasant Valley Road Suite 100
Independence, OH 44131
216-520-0050

RT11696

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILLS TO:	MAP-PARCEL NUMBERS
Jonathan M. Jackson	Jonathan M. Jackson	006-00-0 053.00/
(NAME)	(NAME)	
2225 Baker Road	2225 Baker Road	
(ADDRESS)	(ADDRESS)	
Goodlettsville TN 37072	Goodlettsville, TN 37072	
(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, **Homesales, Inc.**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Jonathan M. Jackson,** a single man.
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:

SEE ATTACHED EXHIBIT "A"

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 ☒ property, known as 2225 Baker Road Goodlettsville 37072
improved
(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 Jonathan M. Jackson, and his/her/their assigns, forever.

Said **Homesales, Inc.**, 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:T20110005836 DEEDWARRSP
Recvd: 01/28/11 15:44 4 pgs
Fees:23.00 Taxes:277.50
20110128-0008023

IN WITNESS WHEREOF, the said **Homesales, Inc.**

.. has executed this deed this January 20, 2011

For the property commonly known as:
2225 Baker Road
Goodlettsville, TN 37072

Homesales, Inc.

Martha Kimbrell
Assistant Vice President

STATE OF

COUNTY OF

Before me, the undersigned, a Notary Public within and for the State and County aforesaid, personally appeared _____, with whom I am personally acquainted (or proved to me on the basis of satisfactory evidence) and who upon his/her oath(s) acknowledged himself/herself to be the respectively of the , the within named bargainor, a corporation, and that he/she as such _____, being authorized so to do, executed the foregoing instrument for the purposes therein contained.

Witness my hand and official seal this _____

Commission expires: Attachment

Notary Public

RETURN TO:

7100 E. Pleasant Valley Road Suite 100
Independence, OH 44131
Phone: 216-520-0050 Fax: 216-520-1431
www.rtnai.com
http://rtnai.wordpress.com

RT11696

ACKNOWLEDGMENT

State of California
County of San Diego)

On January 20, 2011 before me, Lara Dudas, Notary Public
(insert name and title of the officer)

personally appeared Martha Kimbrell, Assistant Vice President
who proved to me on the basis of satisfactory evidence to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies), and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

I certify under PENALTY OF PERJURY under the laws of the State of California that the foregoing paragraph is true and correct.

WITNESS my hand and official seal.

Signature Lara Dudas (Seal)

LARA DUDAS
Commission # 1861565
Notary Public - California
San Diego County
My Comm. Expires Aug 17, 2013

EXHIBIT "A"

Land in Davidson County, Tennessee, being the remaining property of Virginia Holland, as of record in Book 982, Page 661, Register's Office of Davidson County, TN. Beginning at an iron rod on the Northern margin of Baker Road, said point being located 37 feet South 46° 30' East of the intersection with Old Baker Road, being the Southeast corner of the property of John Patrick Morton (Book 11364, Page 828, Register's Office of Davidson County, TN) and being the Southwest corner of this parcel.

Thence leaving said road margin with line of Morton, North 48° 00' East 257.95 feet to an iron; thence continuing with line of Morton, North 18° 00' East 47 feet to an iron rod on the Southern margin of Rail-Road; thence with margin of Rail-Road, South 50° 00' East 69.75 feet to a point;Thence continuing with margin of Rail-Road, South 54° 00' East 100.00 feet to an iron rod at the property of Lloyd C. Crawford, Jr. (Book 8286, Page 665, Register's Office of Davidson County, TN); thence with the line of Crawford, South 30° 00' West 328.09 feet to an iron rod on the Northern margin of Baker Road, said point being the Southwest property corner of Joseph D. White (Book 10168, Page 332, Register's Office of Davidson County, TN);Thence with the margin of Baker Road, North 46° 00' West 245.37 feet to the point of beginning; as surveyed August 29, 2005 by L. Steven Bridges, Jr., RLS #1740, 311 East Main Street, Suite Eleven, Hendersonville, Tennessee 37075. Phone: 615-822-5394.

Being the same property conveyed to Deana L. Howell, an unmarried person, by Warranty Deed from Judy Ray, Devisee under the Last Will and Testament of Sarah V. Holland, deceased, and husband, Roy Dean Ray, dated August 31, 2005 and recorded September 6, 2005 in Instrument No. 20050906-0106424, Register's Office for Davidson County, Tennessee.
Said property being further conveyed to Deana L. Howell and Richard Scott Uselton, as joint tenants with right of survivorship, by Quit Claim Deed from Deana L. Howell, dated June 5, 2007 and recorded June 15, 2007 in Instrument No. 20070615-0071874, said Register's Office.

Said property being further conveyed to JPMorgan Chase Bank by Trustee's Deed from Shellie Wallace, Successor Trustee, dated August 4, 2010 and recorded August 13, 2010 in Instrument No. 20100813-0063900, said Register's Office.

Said property being further conveyed to Homesales, Inc. by Quit Claim Deed from JPMorgan Chase Bank, dated 1-21-11 and being recorded simultaneously here with in Instrument No. 20110128-, said Register's Office.

0008032