# SPECIAL WARRANTY DEED

STATE OF Ohio
COUNTY OF Cuyahoga
THE ACTUAL CONSIDERATION OR VALUE, WHICHEVER IS GREATER, FOR THIS TRANSFER IS $33,000.00

Tia Greene
Affiant TIA GREENE

SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 8th DAY OF June 2011

Kristin Mason
Notary Public

MY COMMISSION EXPIRES:
(AFFIX SEAL)

NOTARIAL SEAL STATE OF OHIO

**KRISTIN MASON**
**Notary Public, State of Ohio**
**My Commission Expires**
**January 28, 2016**

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

RT12004

| ADDRESS NEW OWNER(S) AS FOLLOWS: | SEND TAX BILLS TO: | MAP-PARCEL NUMBERS |
|---|---|---|
| Wei Xing Guo | Wei Xing Guo | 149-05-0 111.00 |
| (NAME) 4705 Volunteer Drive | (NAME) 884 Arlington Heights Dr. | |
| (ADDRESS) | (ADDRESS) | |
| Antioch TN 37013 | Brentwood, TN 37027 | |
| (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, **U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-WMC1, Asset Backed Pass-Through Certificates, Series 2005-WMC1**, SAID GRANTOR DOES HEREBY BARGAIN, SELL, TRANSFER AND CONVEY UNTO **Wei Xing Guo**, **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:

**Married

***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 improved ☒ property, known as 4705 Volunteer Drive (House Number, (Street)) Antioch (City or Town) 37013 (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 Wei Xing Guo, and his/her/their assigns, forever.

Said **U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-WMC1, Asset Backed Pass-Through Certificates, Series 2005-WMC1**, 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:T20110035309 DEEDWARRSP
Recvd: 06/13/11 15:45 3 pgs
Fees:18.00 Taxes:122.10
20110613-0045292

20908612

IN WITNESS WHEREOF, the said **U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-WMC1, Asset Backed Pass-Through Certificates, Series 2005-WMC1**, has executed this deed this the 1 day of June, 20 11

JPMORGAN CHASE BANK NA CORPORATE SEAL 1824 UNITED STATES

**U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-WMC1, Asset Backed Pass-Through Certificates, Series 2005-WMC1**

Carolyn K. Cloud
Vice President

By JPMorgan Chase Bank, National Association, Attorney in Fact

STATE OF Florida

COUNTY OF Duval

Personally appeared before me, the undersigned, a Notary Public in and for the State and County aforesaid, appeared, Carolyn K. Cloud ** known to me or satisfactorily proven (on the basis of satisfactory evidence) to be and acknowledges him/herself to be the Vice President ** of said *** **U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-WMC1, Asset Backed Pass-Through Certificates, Series 2005-WMC1**, the within named bargainor, and that he/she being authorized so to do, executed the foregoing instrument for the purposed therein contained.

Witness my hand and Notarial Seal this the 1 day of June, 20 11

Notary Public

My Commission expires: _____

RICHARD DODD NOTARY PUBLIC, STATE OF FLORIDA COMMISSION NUMBER DD 956438 EXPIRES Jan. 27, 2014 BONDED THRU ATLANTIC BONDING CO., INC.

**For JPMorgan Chase Bank, National Association, as Attorney in fact for***

POA is being simultaneously recorded herewith in Book 20110613 Page 0045291 Register's Office Davidson County, Tennessee

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

**RT12004**

4705 Volunteer Drive
Antioch, TN 37013

20908612

Escrow File No.: **RT12004**

**EXHIBIT "A"**

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

**Being Lot 95, Terragon Trails Section Three, as shown on Plat of record in Plat Book 5050, Page 43, in the Register's Office, Davidson County, Tennessee, to which plat reference is hereby made for a more particular description of said property.**

**Being the same property conveyed to LaToya R. Anderson by warranty Deed from Ronald D. Holt and wife, Roberta L. Holt dated May 31, 2005 and recorded June 3, 2005 in Instrument Number 20050603-0062898, Register's Office for Davidson County, Tennessee.**

**Being the same property conveyed to U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Corp. 2005-WMC1, Asset Backed Pass-Through Certificates, Series 2005-WMC1 by Trustee's Deed from Shellie Wallace as Successor Trustee dated April 28, 2010 and recorded May 6, 2010 in Instrument Number 20100506-0034405, Register's Office for Davidson County, Tennessee.**