Return To: 11001374
Allegiance Title of TN, LLC
278 Doug Warpoole Road
Suite 317
Smyrna, TN 37167

THIS INSTRUMENT PREPARED BY:
WEISS SPICER CASH, PLLC
Attorneys at Law
208 Adams Avenue
Memphis, TN 38103
(901) 526-8296

SPECIAL WARRANTY DEED

THIS INDENTURE, made this 8th day of July, 2011 by and between Deutsche Bank National Trust Company as Trustee for GOLETA 98-/Bankers Trust, hereinafter called Grantor, and JP Morgan Chase Bank, N.A., his/her heirs and assigns, hereinafter called Grantee,

WITNESSETH, that the said Grantor, for and in consideration of the sum of Ten Dollars ($10.00) in hand paid by Grantee and other valuable considerations, the receipt whereof is acknowledged, hereby grants, bargains and sells to the said Grantee, in fee simple forever, the following described land in the County of Davidson, State of Tennessee, to-wit:

A certain tract or parcel of land in Davidson County, State of Tennessee, described as follows, to-wit: Being Lot No. 24 on the Plan of Pattersons Subdivision of Maple Hill, of record in Plat Book 332, Page 75, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed by Trustee's Deed of record in Instrument Number 20110502-0033389 Register's Office of DAVIDSON County, Tennessee.

TO HAVE AND TO HOLD the above-reference property, with appurtenances, unto the said Grantee, its successors and assigns, in fee simple forever.

GRANTOR makes no representations or warranties, of any kind or nature whatsoever, whether expressed, implied, implied by law, or otherwise, concerning the condition of the title of the property.

AND SAID GRANTOR does hereby specially warrant the title to said lands and will defend the same against the lawful claims of any person whomsoever claiming by, through, or under the said Grantor.

BILL GARRETT, Davidson County
Trans: T20110043908 DEEDWARRSP
Recvd: 07/20/11 15:47 3 pgs
Fees: 18.00 Taxes: 111.81
20110720-0055689

RECORDERS MEMO
LEGIBILITY OF WRITING, TYPING OR
PRINTING IN THIS DOCUMENT
UNSATISFACTORY WHEN RECEIVED

7023-089693-LC

IN WITNESS WHEREOF, the above named corporate grantor has caused this instrument to be executed by and through its duly authorized officers, this 8th day of July, 2011.

Deutsche Bank National Trust Company as Trustee for GOLETA 98-/Bankers Trust,

BY: _____
Ronaldo Reyes

TITLE: Vice President

STATE OF _____

COUNTY OF _____

Before me, the undersigned Notary Public in and for said County and State, personally appeared _____ 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 the _____, of Deutsche Bank National Trust Company as Trustee for GOLETA 98-/Bankers Trust, the within named bargainor, a Corporation, and that such _____ executed and delivered the foregoing instrument for the purpose therein contained, by personally signing the name of the corporation as _____.

Witness my hand and Official Seal at office this _____ day of _____, 2011.

See attached
Notary Public

My Commission Expires:

****

Property Address: 510 Mciver Street, Nashville, TN 37211
Parcel # 119 13 D 345.00

PROPERTY OWNER AND AGENCY RESPONSIBLE FOR PAYMENT OF TAXES JP Morgan Chase Bank, N.A
Mail Tax Bill to: 510 McIver Street
Nashville, TN 37211

STATE OF TENNESSEE
COUNTY OF Rutherford
The actual consideration or true value, whichever is greater, for this transfer is $ 30,219.95
Affiant
SUBSCRIBED AND SWORN TO BEFORE ME, THIS THE 18th DAY OF July, 2011.
Notary Public
My Commission Expires: 8-20-13

Heather Lee
State of Tennessee Notary Public
Rutherford Co

7023-089693-LC

CALIFORNIA ALL-PURPOSE CERTIFICATE OF ACKNOWLEDGMENT

State of California

County of ORANGE

On 7/8/2011 before me, Sammi S. McKoy, a Notary Public
(Here insert name and title of the officer)

personally appeared Ronaldo Reyes

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 of Notary Public

(Notary Seal)

SAMMI S. MCKOY
Commission # 1868477
Notary Public - California
Los Angeles County
My Comm. Expires Oct 17, 2013

ADDITIONAL OPTIONAL INFORMATION

DESCRIPTION OF THE ATTACHED DOCUMENT

SPECIAL WARRANTY DEED
(Title or description of attached document)

510 MEIVER ST
(Title or description of attached document continued)

Number of Pages ____ Document Date ____

NASHVILLE TN 37211
(Additional information)

CAPACITY CLAIMED BY THE SIGNER

- ☐ Individual (s)
- ☒ Corporate Officer
  VICE PRESIDENT
  (Title)
- ☐ Partner(s)
- ☐ Attorney-in-Fact
- ☐ Trustee(s)
- ☐ Other ____

INSTRUCTIONS FOR COMPLETING THIS FORM

Any acknowledgment completed in California must contain verbiage exactly as appears above in the notary section or a separate acknowledgment form must be properly completed and attached to that document. The only exception is if a document is to be recorded outside of California. In such instances, any alternative acknowledgment verbiage as may be printed on such a document so long as the verbiage does not require the notary to do something that is illegal for a notary in California (i.e. certifying the authorized capacity of the signer). Please check the document carefully for proper notarial wording and attach this form if required.

- State and County information must be the State and County where the document signer(s) personally appeared before the notary public for acknowledgment.
- Date of notarization must be the date that the signer(s) personally appeared which must also be the same date the acknowledgment is completed.
- The notary public must print his or her name as it appears within his or her commission followed by a comma and then your title (notary public).
- Print the name(s) of document signer(s) who personally appear at the time of notarization.
- Indicate the correct singular or plural forms by crossing off incorrect forms (i.e. he/she/~~they,~~ is /~~are~~) or circling the correct forms. Failure to correctly indicate this information may lead to rejection of document recording.
- The notary seal impression must be clear and photographically reproducible. Impression must not cover text or lines. If seal impression smudges, re-seal if a sufficient area permits, otherwise complete a different acknowledgment form.
- Signature of the notary public must match the signature on file with the office of the county clerk.
  - Additional information is not required but could help to ensure this acknowledgment is not misused or attached to a different document.
  - Indicate title or type of attached document, number of pages and date.
  - Indicate the capacity claimed by the signer. If the claimed capacity is a corporate officer, indicate the title (i.e. CEO, CFO, Secretary).
- Securely attach this document to the signed document