Davidson County	DEEDWARRSP
Recvd: 04/09/12 09:07	3 pgs
Fees:18.00 Taxes:631.59	
20120409-0029623	

This Instrument Prepared By:*
Nations Title Agency, Inc.
9801 Legler Rd
Lenexa, KS 66219
Ph# 877-256-4117 File# **11NL43175**
*Crystal Green

RETURN TO:
WORLDWIDE RECORDING, INC.
9801 LEGLER RD
LENEXA, KS 66219
1-800-316-4682

SPECIAL WARRANTY DEED

12WR01496 *

THIS INDENTURE, made and entered into this 19th day of ~~December~~ January, 2011, by and between JPMORGAN CHASE BANK N A, a Florida corporation whose tax mailing address is 7301 Baymeadows Way, Jacksonville, FL 32256, (the "Grantor"), and Gloria J Sitler, a married person, whose tax mailing address is 1036 Neelys Bend Road, Madison, TN 37115, (the "Grantee"). * New owner ** Send tax bills to

WITNESSETH: That for and in consideration of $98,000.00 and other good and valuable Consideration the Grantor has bargained and sold and does hereby bargain, sell, convey and confirm unto the Grantee with warranty covenants the following described real estate (the "Property"), situated and being in the county of Davidson, State of Tennessee:

A CERTAIN TRACT OR PARCEL OF LAND LOCATED IN DAVIDSON COUNTY, STATE OF TENNESSEE, DESCRIBED AS FOLLOWS, TO-WIT: BEING LOT NUMBER 5 ON THE MAP OF SECTION IV, MADISON HEIGHTS, AS OF RECORD IN PLAT BOOK 2330, PAGE 87 REGISTER'S OFFICE FOR DAVIDSON COUNTY TENNESSEE TO WHICH SAID PLAN REFERENCE IS HEREBY MADE FOR A MORE COMPLETE AND ACCURATE LEGAL DESCRIPTION. THIS CONVEYANCE IS SUBJECT TO EASEMENTS OF RECORD IN BOOK 6147, PAGE 781 AND ALL MATTERS OF RECORD ON PLAT IN PLAT BOOK 2330, PAGE 87 REGISTER'S OFFICE FOR DAVIDSON COUNTY. THIS CONVEYANCE IS MADE SUBJECT TO ANY AND ALL ZONING REGULATIONS, BUILDING RESTRICTIONS AND SETBACK LINES, IF ANY AND EASEMENTS AND RIGHTS FOR PUBLIC UTILITIES APPLICABLE TO THIS PROPERTY.

BEING THE SAME PROPERTY CONVEYED TO DAVID R. EARLE & SUZANNE J. EARLE BY QUITCLAIM DEED RECORDED OCTOBER 19, 1998, AT BOOK 11160, PAGE 251, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE.

MORE COMMONLY KNOWN AS 1036 NEELYS BEND RD., MADISON, TN 37115. BEING THE SAME PROPERTY CONVEYED TO GRANTOR HEREIN BY TRUSTEE'S DEED RECORDED ON 8/12/2010, AT INSTRUMENT NUMBER ~~0063599~~, 20100812-0063599 TRANSACTION T20100049914 IN THE REGISTER'S OFFICE OF DAVIDSON COUNTY, TENNESSEE.

TAX PARCEL NO.: ~~052-07-006.00~~ 052070006.00

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1-800-316-4682

TO HAVE AND TO HOLD the same in fee simple forever.

AND Grantor hereby covenants with Grantee that Grantor is lawfully seized of the above described property in fee simple and that Grantor has good right and lawful authority to sell and convey the property. Grantor hereby warrants and agrees to forever defend the right and title to the above described property unto the said Grantee against the lawful claims of all persons claiming by, through or under the Grantor, but not otherwise.

EXECUTED this day of January 19, 2012.

Grantor Name: JPMORGAN CHASE BANK N A

Grantor Signature: _____

Title: VIJOSA DEVALL, VICE PRESIDENT

STATE OF TEXAS

COUNTY OF DENTON

On this day, personally appeared before me, VIJOSA DEVALL, to me known to be the VICE PRESIDENT of JPMORGAN CHASE BANK N A, a corporation existing under the laws of Florida, and is the person(s) described in and who executed the within instrument, and acknowledged that he/she signed the same as his/her voluntary act and deed, for the uses and purposes therein mentioned.

Witness my hand and official seal hereto affixed on this day of January 19, 2012.

Notary's Public Signature: _____

Barbara Durham

My commission expires JUNE 12 2012

BARBARA DURHAM
My Commission Expires
June 12, 2012

STATE OF Kansas

COUNTY OF Johnson

I hereby swear or affirm that the actual consideration for this transfer or value of the property transferred, whichever is greater, is $ 170,700.00, which amount is equal to or greater than the amount which the property transferred would command at a fair and voluntary sale.

Joaquina M Parker
Affiant

Subscribed and sworn to before me on this the 28 day of February, 20 12.

Notary Public Cody Glenn Anderson

My Commission Expires: 6-7-15

SEAL

CODY GLENN ANDERSON
Notary Public
State of Kansas
My Commission Expires 6-7-15