BILL GARRETT, Davidson County
Trans:T20120055910 DEEDWARRSP
Recvd: 07/30/12 15:28 6 pgs
Fees:33.00 Taxes:740.00
20120730-0067142

Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Dan Bettis	Dan Bettis	117 03 0H 311 00 CO
2600 Hillsboro Pike Unit #311	1006 White Oak Avenue	
Nashville, TN 37212	Maryville, TN 37803	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-RM1, Asset Backed Pass-Through Certificates, Series 2006-RM1**, ("Grantor"), in favor of **DAN BETTIS**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **($200,000.00)** , cash in hand paid by the Grantee and other good and valuable consideration accepted as cash, the receipt and sufficiency of which is hereby acknowledged, , Grantor, has this day bargained and sold, and does hereby transfer and convey unto, the Grantees herein, their successors, heirs and assigns, that certain property located in Davidson County, Tennessee, and being more particularly described on Exhibit A attached hereto.

This conveyance is made subject to all matters set forth on Exhibit "B."

TO HAVE AND TO HOLD said real estate, with the appurtenances, estate, title and interest thereto belonging to the Grantees their successors, heirs and assigns forever.

Grantor warrants the title against all persons claiming under Grantor, but not otherwise.

Whenever used, the singular number shall include the plural, the plural the singular, and the use of any gender shall be applicable to all genders.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 22 day of May, 2012.

GRANTOR:
U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-RM1, Asset Backed Pass-Through Certificates, Series 2006-RM1
per that Limited Power of Attorney recorded in Book ★, page ____ Davidson County Records.

★ 20120730-0067141

By: Ketcia D. Barlow
Name: Ketcia D. Barlow
Its: Vice President

By JPMorgan Chase Bank, N.A.
Attorney in Fact

State of _____
County of _____

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid _____ who acknowledged to me that she/he is _____ (Title of person signing) of _____ (Name of Company), the attorney-in-fact for , and that in its capacity as attorney-in-fact for she/he executed, signed and delivered the above and foregoing instrument after having been authorized by and the attorney-in-fact for said Grantor to do so.

Given under my hand and seal this the _____ day of May, 2012.

_____
Notary Public
My Commission Expires: _____

See Attached
Notary Acknowledgement

Notary Acknowledgment

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this May 22, 2012, by Ketcia D. Barlow, the Vice President of JPMorgan Chase Bank, NA, as attorney in fact for U.S. Bank National Association, as Trustee for J.P. Morgan Mortgage Acquisition Trust 2006-RM1, Asset Backed Pass-Through Certificates, Series 2006-RM1, on behalf of the corporation. He/she is personally known to me.

RICHARD DODD
NOTARY PUBLIC – STATE OF FLORIDA
COMMISSION #DD956438
MY COMMISSION EXPIRES JAN. 27, 2014

X _____
Notary Public

(seal)

Printed Name: Richard Dodd

State of GA DeKalb
County of Fulton

The actual consideration or value, whichever is greater, for this transfer is $200,000.00.

Affiant

Subscribed and sworn to before me this _____.

Notary Public

My Commission Expires: 11-04-2012

JILL STOUMEN
NOTARY PUBLIC
My Commission Expires
11-04-2012
FULTON COUNTY, GEORGIA

KB

SPECIAL WARRANTY DEED

EXHIBIT "A"

Being Unit Number 311 on the Plan of The Enclave at Hillsboro Village Condominiums, as established under Master Deed of record in Instrument Number 20051005 0119789, as amended in Instrument Number 20060210 0016562, in the Register's Office, Davidson County, Tennessee, to which master deed reference is hereby made for a more particular description of said unit.

The Last recorded deed was filed or record at dated 4/3/12, filed 4/5/12 in Instrument No. 20120405-0029263, Davidson County Records.

EXHIBIT "B"

Permitted Encumbrances

1. The lien of taxes and assessments for the current year and subsequent years;

2. Matters that would be shown by an accurate survey and inspection of the property;

3. All covenants, restrictions, conditions, easements, reservations, rights-of-way, and other matters of record, to the extent valid, subsisting and enforceable;

4. Zoning requirements, statutes, rules, orders, restrictions, regulations and ordinances of governmental agencies or their instrumentalities relating to the property, the buildings located thereon, their construction and uses, in force on the date hereof (if any such exist);

5. All roads and legal highways;

6. Rights of parties in possession (if any); and

7. Any licenses, permits, authorizations or similar items (if any) in connection with the conduct of any activity upon the property.