Davidson County DEEDQC
Recvd: 09/10/12 08:30 5 pgs
Fees:27.00 Taxes:0.00
20120910-0081538

Commitment Number: 12NL20258
REO

~~After Recording, Return To:~~
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219

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

This instrument prepared by:

Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 7367A E. Kemper Road, Cincinnati, Ohio 45249 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

New Property Owner/Mail Tax Statements To:
JPMorgan Chase Bank, National Association, 7301 Baymeadows Way Jacksonville, FL 32256

PROPERTY APPRAISAL (TAX/APN) PARCEL IDENTIFICATION NUMBER
043 04 0 014.00

QUITCLAIM DEED 12WR22695

THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA, hereinafter grantor, for $ 10.00 (Ten Dollars) in consideration paid, grants and quitclaims to **JPMorgan Chase Bank, National Association**, hereinafter grantee, whose tax mailing address is **7301 Baymeadows Way Jacksonville, FL 32256**, with quitclaim covenants, all right, title, interest and claim to the following land in the following real property:

Land in Davidson County, Tennessee, being Lot number 33, on the plan of Swinging

Bridge Heights, as shown on plat of record in plat Book 2854, Page 114, and Surveyor's Certificate of correction in Book 3133/71 the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more particular description. Being the same property conveyed to Carl J. Powell by Warranty Deed recorded July 9, 2007, as Instrument No. 200707090081859, Register's Office for Davidson County, Tennessee. Commonly known as 112 Hiller Drive, Old Hickory, Tennessee 37138. Tax Parcel No.: 043 04 0 014.00
Property Address is: 112 HILLER DR, Old Hickory TN 37138.

The real property described above is conveyed subject to and with the benefit of: All easements, covenants, conditions and restrictions of record; in so far as in force applicable.

The real property described above is conveyed subject to the following: All easements, covenants, conditions and restrictions of record; All legal highways; Zoning, building and other laws, ordinances and regulations; Real estate taxes and assessments not yet due and payable; Rights of tenants in possession.

TO HAVE AND TO HOLD the same together with all and singular the appurtenances thereunto belonging or in anywise appertaining, and all the estate, right, title interest, lien equity and claim whatsoever of the said grantor, either in law or equity, to the only proper use, benefit and behalf of the grantee forever.

Prior instrument reference: **20120405-0029266**

Executed by the undersigned on 6/26, 2012:

THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA

By: John Heil

Its: Loan Guaranty Officer

STATE OF TEXAS
COUNTY OF HARRIS

The foregoing instrument was acknowledged before me on June 26, 2012 by John Heil its Loan Guaranty Officer on behalf of **THE SECRETARY OF VETERANS AFFAIRS, AN OFFICER OF THE UNITED STATES OF AMERICA**, who is personally known to me or has produced _____ as identification, and furthermore, the aforementioned person has acknowledged that his/her signature was his/her free and voluntary act for the purposes set forth in this instrument.

Notary Public

Melanie Andrus

MELANIE ANDRUS
MY COMMISSION EXPIRES
July 12, 2013

Maximum principal indebtedness for Tennessee recording tax purposes is N/A.
(On amendments or modifications, enter ONLY the amount of INCREASE, if any.)

State of Texas
County of Harris

I/we hereby swear or affirm that the actual consideration for this transfer or the value of the property transferred, whichever is greater, is $10.00, which amount is equal to or greater than that which the property would command at a fair and voluntary sale.

Subscribed and sworn to before me

This 26 day of June, 2012.

Affiant

JOHN R. HEIL
Print Name

MELANIE ANDRUS
MY COMMISSION EXPIRES
July 12, 2013

Melanie Andrus
Notary Public

My commission expires:
7/12/2013

Melanie Andrus
Print Name

Grantee's Name and Address:

JPMorgan Chase Bank, National Association
7301 Baymeadows Way
Jacksonville, FL 32256
Send tax statement to grantee

True Copy Certification

I, Amber Sledd, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Amber Sledd
Signature

State of Kansas

County of Johnson

Personally appeared before me, Shawanna S. Floyd a notary public for this county and state, Amber Sledd who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Shawanna S. Floyd
Notary's Signature

Shawanna S. Floyd

My Commission Expires: 8/19/2013
Notary Seal (if on paper)

SHAWANNA S. FLOYD
Notary Public
State of Kansas
My Commission Expires 8/19/2013