BILL GARRETT, Davidson County
Trans:T20120069344 DEEDWARRSP
Recvd: 09/14/12 13:11 5 pgs
Fees:28.00 Taxes:258.35
20120914-0083659

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: |
|---|---|---|
| Charles K Prime and Lesa M Prime | Charles K Prime and Lesa M Prime | 075 06 0 086.00 |
| 4252 Nepal Drive | 4252 Nepal Drive | |
| Hermitage, TN 37076 | Hermitage, TN 37076 | |

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by **JPMorgan Chase Bank, National Association**, ("Grantor"), in favor of **CHARLES K PRIME AND LESA M PRIME**, ("Grantee"). AO

FOR AND IN CONSIDERATION of the sum of **Sixty Nine Thousand and Eight Hundred and Twenty Five Dollars ($69,825.00)** , 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 6 day of August, 2012. AO

**GRANTOR:**
**JPMorgan Chase Bank, National Association**

By: _____
Name: Alissa Owens
Its: Vice President

State of Texas
County of Denton

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Alissa Owens who acknowledged to me that she/he is Vice president (Title of person signing) of JPMorgan Chase Bank N.A. (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 6 day of August, 2012.

_____
Notary Public
My Commission Expires: 2/24/15

DARRYL G. SWANN
Notary Public, State of Texas
My Commission Expires
February 24, 2015

AO

Charles K Prime and Teresa M. PRIME
4252 Nepal Dr.
Hermitage, TN 37076

State of GA
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $69,825.00.

~~JPMorgan Chase Bank,~~
~~National Association~~

Affiant

Subscribed and sworn to before me this Aug. 10, 12

Notary Public

My Commission Expires:_____

PUBLIC COBB COUNTY GEORGIA EXPIRES FEB. 14, 2016 NOTARY ANN BALBERGEN

# Exhibit A

Being Lot No. 319 on the Plan of Hermitage Estates Subdivision, Section 2, as of record in Plat Book 3700, Page 23, Register's Office for Davidson County, Tennessee, to which said plan reference is hereby made for a more complete and accurate legal description thereof.

Being the same property conveyed to JPMorgan Chase Bank, National Association by Trustee's Deed recorded March 1, 2012, as Instrument No. 201203010018124, Register's Office for Davidson County, Tennessee.

Commonly known as: 4252 Nepal Drive, Hermitage, TN 37076

Tax Parcel No: 075 06 0 086.00

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.