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:
Janet G. Obisesan	Janet G. Obisesan	06003020000
3108 Creekwood Dr	3108 Creekwood Dr	
Nashville, TN 37207	Nashville, TN 37207	

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 **JANET G. OBISESAN,** ("Grantee").

FOR AND IN CONSIDERATION of the sum of **TWENTY-THREE THOUSAND DOLLARS ($23,000.00)** , 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.

BILL GARRETT, Davidson County
Trans:T20120080843 DEEDWARRSP
Recvd: 10/24/12 13:41 6 pgs
Fees:33.00 Taxes:85.10
20121024-0097586

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 9th day of October, 2012.

GRANTOR:
JPMorgan Chase Bank, National Association

By: Kristy Wright
Name: Kristy Wright
Its: Vice President

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 _____, _____.

See Attached Notary Acknowledgement kwj

_____
Notary Public
My Commission Expires: _____

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this October 9, 2012, by *Kristy Wright*, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

X Christina E Aviles

Notary Public

(seal)

Printed Name: Christina E. Aviles

CHRISTINA E. AVILES
MY COMMISSION # DD 987785
EXPIRES: May 3, 2014
Bonded Thru Notary Public Underwriters

SPECIAL WARRANTY DEED

EXHIBIT "A"

Land located in Davidson County, Tennessee, being Lot Number 12-B, on the Plan of Zone Lot Division of Lot Nos. 11, 12, 13, 14, 15, and 16, Section 1, Creekwood Estates, of record in Book 6250, Page 473, Register's Office, Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate legal description.

Being the same property conveyed to JPMorgan Chase Bank, National Association, by Trustee's Deed recorded May 7, 2012, at instrument No. 20120507-0038916, Register's Office for Davidson County, Tennessee.

Commonly known as: 3108 Creekwood Drive, Nashville, Tennessee 37207.

Tax Parcel No.: 06003020000

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.

Janet G. Obisesan

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $23,000.00.

Affiant

Subscribed and sworn to before me this 10-12-12

Notary Public

OFFICIAL SEAL
MARTHA A ANKERBRAND
Notary Public, Georgia
HENRY COUNTY
My Commission Expires
JUNE 13, 2016

My Commission Expires:_____