BILL GARRETT, Davidson County
Trans:T20120088337 DEEDWARRSP
Recvd: 11/19/12 14:13 3 pgs
Fees:18.00 Taxes:185.00



20121119-0106548

Prepared by and Return to:
LandCastle Title, LLC
3343 Aspen Grove Drive, Suite 240
Franklin, TN 37067-2908
File Number: NSR-121000324A

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
Tsung Wen Chen and Mildred Franco Chen	**Tsung Wen Chen and Mildred Franco Chen**	**119 06 0 282.00**
(Name)	(Name)	
24 Peachtree Street	24 Peachtree Street	
(Address)	(Address)	
Nashville TN 37210	Nashville TN 37210	
(City) (State) (Zip)	(City) (State) (Zip)	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by JPMorgan Chase Bank, N.A., a corporation, ("Grantor"), in favor of Tsung Wen Chen and Mildred Franco Chen, husband and wife ("Grantee").

FOR AND IN CONSIDERATION of the sum of Fifty Thousand and 00/100 Dollars ($50,000.00), 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 18 day of October, 2012.

GRANTOR:
JPMorgan Chase Bank, N.A.

By: Gina Bradley

Name: Gina Bradley
Vice President

Its:

State of TEXAS
County of DENTON

Before me, the undersigned, a Notary Public in and for said County and State, personally appeared Gina Bradley, with whom I am personally acquainted, or proved to me on the basis of satisfactory evidence, and who, upon oath, acknowledged him/her self to be the Vice President (Title of person signing) of JPMorgan Chase Bank, N.A. (Name of Company), a National Association, the within named bargainor and that he/she, acting in such capacity, and authorized so to do, executed the foregoing instrument in behalf of said JPMorgan Chase Bank, N.A. for the purposes therein contained.

Given under my hand and seal this 18th day of October, 2012.

NOTARY PUBLIC STATE OF TEXAS
JUDY LITTLE
Notary Public, State of Texas
My Commission Expires
March 5, 2016

Notary Public
My commission expires: 3/5/16

State of Tennessee
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $ 50,000.00

Affiant

Subscribed and sworn to before me this 29th day of October, 2012.

TRACEY PERRY
STATE OF TENNESSEE
NOTARY PUBLIC
DAVIDSON COUNTY

Notary Public
My commission expires: 3-3-15 MY COMMISSION EXPIRES March 3, 2015

RE: 24 Peachtree Street, Nashville, TN 37210

EXHIBIT A

Land in Davidson County, Tennessee, Being Lot Number 40 on the Plan of Rosewood Estates, Section 1, as of record in Book 4955, Page 29, Register's Office for Davidson County, Tennessee, to which Plan reference is hereby made for a more complete and accurate description of said lot.

Being the same property conveyed to JPMorgan Chase Bank, N.A. successor by merger to Bank One N.A., by Deed from Wilson & Associates, PLLC, Successor Trustee, dated 08/24/2012 and recorded 09/04/2012, of record in Instrument No. 201209040079690, in Davidson County, Tennessee, said Register's Office.

EXHIBIT "B"

This conveyance is subject to all easements, restrictive covenants and conditions, and other matters of record, including all items set out on any applicable plat of record.