Box:13
FU#6261

BILL GARRETT, Davidson County
Trans:T20120088736 DEEDWARRSP
Recvd: 11/20/12 10:47 5 pgs
Fees:28.00 Taxes:123.95
20121120-0106985

Prepared By and Return to:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219
File # 12NL20258

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
MICHAEL RAY & EFD FORREST DEVELOPMENTS INC.	MICHAEL RAY & EFD FORREST DEVELOPMENTS INC.	043-04-0-014.00
2996 AMERICUS DR.,	2996 AMERICUS DR.,	
THOMPSON'S STATION, TN 37179	THOMPSON'S STATION, TN 37179	

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, a national banking association, ("Grantor"), in favor of MICHAEL RAY, a married man, and EFD FORREST DEVELOPMENTS INC. ("Grantee").

FOR AND IN CONSIDERATION of the sum of $33,500.00 (Thirty-Three Thousand Five Hundred Dollars and no Cents), 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 18th day of October, 2012.

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: _____
Name: Richard Dodd
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 JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, and that in her/his capacity she/he executed, signed and delivered the above and foregoing instrument after having been authorized by said Grantor to do so.

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

See Attached
Notary Acknowledgement

RD

_____
Notary Public
My Commission Expires: _____

State of Kansas
County of Johnson

The actual consideration or value, whichever is greater, for this transfer is $33,500.00 (Thirty-Three Thousand Dollars and Five Hundred Dollars and no Cents).

_____
Affiant Melissa Dowdle

Subscribed and sworn to before me this October 22, 2012

NOTARY PUBLIC STATE OF KANSAS | LISA C. RUIS My Appt. Exp. 4/27/14

_____
Notary Public Lisa C Ruis

My Commission Expires: 4/27/12

RE: 112 HILLER DR., OLD HICKORY, TN 37138

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this October 18, 2012, by Richard Dodd, the Vice President of JPMorgan Chase Bank, NA, a United States corporation, on behalf of the corporation. He/she is personally known to me.

X _____

Notary Public

(seal)

Ketcia D. Barlow

Printed Name: _____

KETCIA D. BARLOW
Notary Public - State of Florida
My Comm. Expires Dec 28, 2015
Commission # EE 130077
Bonded Through National Notary Assn.

KETCIA D. BARLOW
Notary Public - State of Florida
My Comm. Expires Dec 28, 2015
Commission # EE 130077
Bonded Through National Notary Assn.

PP

SPECIAL WARRANTY DEED

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.

Being the same property conveyed to JPMorgan Chase Bank, National Association,, by deed of record in Instrument No. 20120910-0081538, said Register's office

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.

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.