BILL GARRETT, Davidson County
Trans:T20120089091 DEEDWARRSP
Recvd: 11/21/12 09:50 5 pgs
Fees:28.00 Taxes:139.19



20121121-0107366

Prepared By and Return to:
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219
File # 12nl27471 REO

SPECIAL WARRANTY DEED

DLR33201

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
JAMES STEVENS	JAMES STEVENS	150-06-0-126.00
475 WEST END AVE	475 WEST END AVE	
COOKEVILLE, TN 38501	COOKEVILLE, TN 38501	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by JP MORGAN CHASE BANK, NA, ("Grantor"), in favor of JAMES STEVENS, an individual ("Grantee").

FOR AND IN CONSIDERATION of the sum of $37,620.00 (Thirty-Seven Thousand Six Hundred Twenty 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.

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

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 24 day of Oct, 2012.

GRANTOR:

JP MORGAN CHASE BANK, NA

By: _____
Name: Carolyn K. Cloud
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 JP MORGAN CHASE BANK, NA, 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

_____
Notary Public
My Commission Expires: _____

State of Kansas
County of Johnson

The actual consideration or value, whichever is greater, for this transfer is $37,620.00 (Thirty-Seven Thousand Six Hundred Twenty Dollars and no Cents)

_____
Affiant Melissa Dowdle

Subscribed and sworn to before me this October 26, 2012

NOTARY PUBLIC STATE OF KANSAS | LISA C. RUIS My Appt. Exp. 4/20/14

_____
Notary Public Lisa C Ruis

My Commission Expires: 4/20/14

RE: 3110 WOODYMORE DRIVE, ANTIOCH TN 37013

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this October 24, 2012, by Carolyn K. Cloud, 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 Janet Hill
Notary Public

(seal)

Printed Name: ~~Janet Hill~~ Janet Hill

JANET HILL
Notary Public - State of Florida
My Comm. Expires Sep 13, 2015
Commission # EE 130093
Bonded Through National Notary Assn.

SPECIAL WARRANTY DEED

EXHIBIT "A"

LAND IN DAVIDSON COUNTY, TENNESSEE, BEING LOT NUMBER 10A OF THE ZONE LOT DIVISION OF LOTS NUMBERS 9 AND 10, OF WOODYMORE HEIGHTS, SECTION 2, OF RECORD IN PLAT BOOK 6900, PAGE 131, AMENDING PLAT BOOK 5200, PAGE 645, REGISTER'S OFFICE FOR DAVIDSON COUNTY, TENNESSEE, TO WHICH PLAT REFERENCES IS HEREBY MADE FOR A MORE COMPLETE DESCRIPTION THEREOF.

CL

JPMorgan Chase Bank obtained said property in Deed instrument # 20120822-0075654 on 8/22/2012.

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.