BILL GARRETT, Davidson County
Trans:T20120095328 DEEDWARRSP
Recvd: 12/13/12 09:26 4 pgs
Fees:23.00 Taxes:148.37
20121213-0114768

Prepared By and Return to:
Associates Closing & Title
8 Cadillac Dr. Ste 120
Creekside Crossing III
Brentwood, TN 37027

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS: 071 15 0 161.00
(Name) NoteAble Investments LLC	(Name) NoteAble Investments LLC	
(Address) 14 Surrey Drive	(Address) 14 Surrey Drive	
(City) (State) (Zip) Wayne, NJ 07470	(City) (State) (Zip) Wayne, NJ 07470	

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 NoteAble Investments LLC, ("Grantee").

FOR AND IN CONSIDERATION of the sum of forty thousand, one hundred one dollars and zero cents ($40,101.00), 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.

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(Continuation of Special Warranty Deed)

WITNESS MY HAND this 8 day of November, 2012.

GRANTOR:

JPMorgan Chase Bank, National Association

By: Barbara Durham
Name:
Its: **Barbara Durham**
Vice President

State of Texas
County of Denton

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid Barbara Durham who acknowledged to me that she/he is VP (Title of person signing) of JPMorgan Chase Bank, National Association (Name of Company) and that she/he executed, signed and delivered the above and foregoing instrument after having been authorized by the said Grantor to do so.

Given under my hand and seal this the 8 day of Nov., 2012.

Notary Public
My Commission Expires:

ANETRICE N. WILSON
Notary Public, State of Texas
My Commission Expires
August 19, 2014

State of TN
County of Williamson

The actual consideration or value, whichever is greater, for this transfer is $40,101.00.

Affiant

Subscribed and sworn to before me this December 11, 2012.

HEATHER L. CRAWFORD
STATE OF TENNESSEE NOTARY PUBLIC
WILLIAMSON COUNTY

Notary Public

My Commission Expires: 9-27-2015

RE: 1308 Pennock Avenue, Nashville, TN

DB1/ 67069091.2

SPECIAL WARRANTY DEED

EXHIBIT "A"

A certain tract or parcel of land in Davidson County, in the State of Tennessee, described as follows: Being Lot Number 279 and 280, on the plan of Highland Land Company's Subdivision, of record in Plat Book 421, Page 14, Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete description.

Being the same property conveyed to JPMorgan Chase Bank, National Association in Trustee's Deed filed as instrument number 20120423-0034099.

Commonly known as: 1308 Pennock Avenue, Nashville, TN 37207

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.