Davidson County	DEEDWARRSP
Recvd: 01/09/13 11:10	5 pgs
Fees:28.00 Taxes:9.28	
20130109-0002845	

Prepared By and Return to:
Ticor Title
11870 Pierce St. #190
Riverside, CA 92505

AO

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
		05201030800
(Name) CR Capital Group LLC, A New York Limited Liability Company	(Name) CR Capital Group LLC	
(Address) 45 Knollwood Rd. #400	(Address) 45 Knollwood Rd. #400	
(City) (State) (Zip) Elmsford, NY 10523	(City) (State) (Zip) Elmsford, NY 10523	

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 CR Capital Group LLC, A New York Limited Liability Company ("Grantee").

FOR AND IN CONSIDERATION of the sum of **Two Thousand Five Hundred Seven and 31/100 ($2,507.31)** , 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.

804 Idlewild
Madison TN

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 18 day of DEC, 2012

GRANTOR:

JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: 12/18/12
Name: Alissa Owens
Its: Vice President

State of TEXAS
County of DENTON

This day personally appeared before me, the undersigned authority in and for the jurisdiction aforesaid ALISSA OWENS who acknowledged to me that she/he is VP (Title of person signing) of JPMORGAN CHASE BANK (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 18 day of DEC, 2012

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

Notary Public
My Commission Expires:

State of
County of

The actual consideration or value, whichever is greater, for this transfer is $ 21507.31

Affiant **CR Capital Group, LLC**
Victor Naar, its manager

Subscribed and sworn to before me this 1/4/2013.

JACQUELINE MARTINEZ
Notary Public, State of New York
No. 01MA6244362
Qualified in Westchester County
Commission Expires July 5, 2015

Notary Public

My Commission Expires:

RE: , , TN

DB1/ 67069091.2

804 Idlewild Dr
Madison TN 37115

SPECIAL WARRANTY DEED

EXHIBIT "A"

A

A certain tract or parcel of land lying in Davidson County, Tennessee, described as follows:
Being the north 111 feet of Lot no. 4, of Block K, in the revised plan of Power and Roth's Madison Park Subdivision, in the County of Davidson, State of Tennessee, the Plat of which subdivision is of record in Book 843, page 7, Registers Office for Davidson County, Tennessee.

Being the same property conveyed to William E. Halliburton, Jr. and Dorothy S. Halliburton by Warranty Deed recorded March 30, 1987, at Book 7185, Page 499, Register's Office for Davidson County, Tennessee.

Being the same property conveyed to JPMORGAN CHASE BANK, NATIONAL ASSOCIATION by Trustees Deed recorded 02/06/2012 as instrument # 20120206-0010243 registers office for Davidson County, Tennessee.

APN 05201030800
Property Address; 804 IDLEWILD DR., MADISON, TN 37115

EXHIBIT "B"

Permitted Encumbrances AO

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.

804 Idlewild
Madison TN

True Copy Certification

I, Alfonso Sanchez, do hereby make oath that I am a licensed attorney and/or the custodian of the electronic version of the attached document tendered for registration herewith and that this is a true and correct copy of the original document executed and authenticated according to law.

Signature

State of California

County of Orange

Personally appeared before me, [Name of Notary], a notary public for this county and state, [~~name of person making certification~~] who acknowledges that this certification of an electronic document is true and correct and whose signature I have witnessed.

Gregory C Sherman

*Alfonso Sanchez

Notary's Signature

My Commission Expires: 5-19-14

Notary' Seal (if on paper)

GREGORY C SHERMAN
Commission # 1887928
Notary Public - California
Orange County
My Comm. Expires May 19, 2014