BILL GARRETT, Davidson County
Trans:T20130003613 DEEDWARRSP
Recvd: 01/14/13 13:19 6 pgs
Fees:33.00 Taxes:462.50
20130114-0004295

Prepared By and Return to:
Johnson & Freedman, LLC
Brian K. Widener
1587 Northeast Expressway
Atlanta, GA 30329

SPECIAL WARRANTY DEED

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
KHALEFA YOUSEF	KHALEFA YOUSEF	135 10 0C 077.00
1849 Olive Cir	1849 Olive Cir	
Nashville, TN 37217	Nashville, TN 37217	

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 **KHALEFA YOUSEF**, ("Grantee").

FOR AND IN CONSIDERATION of the sum of **($125,000.00)** , 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.

The last recorded Deed was filed of record at Tran#T20120037081 in the Regiser's office of Davidson County, TN.

(Continuation of Special Warranty Deed)

WITNESS MY HAND this 18th day of October, 2012.

GRANTOR:
JPMORGAN CHASE BANK, NATIONAL ASSOCIATION

By: Marilyn J. Reese 10/18/12
Name: Marilyn J. Reese
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 _____ (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 _____ day of _____, _____.

See Attached Notary Acknowledgement

_____
Notary Public
My Commission Expires: _____

KHALEFA YOUSEF
1849 Olive Circle
Nashville, TN 37217

State of Georgia
County of DeKalb

The actual consideration or value, whichever is greater, for this transfer is $125,000.00.

Affiant

Subscribed and sworn to before me this 2nd day of November 2012

STEPHANIE L BATSON
MY COMMISSION EXPIRES
SEPT. 27, 2015
DEKALB CO., GEORGIA
NOTARY PUBLIC

Notary Public

My Commission Expires: 9/27/2015

Notary Acknowledgement

STATE OF FLORIDA

COUNTY OF DUVAL

The foregoing instrument was acknowledged before me this October 18, 2012, by *Marilyn J. Reese*, the Vice President of JPMorgan Chase Bank, NA, a National Association organized under the laws of the United States of America. He/she is personally known to me.

SHANNON FLANIGAN
Notary Public - State of Florida
My Comm. Expires Sep 13, 2015
Commission # EE 130086
Bonded Through National Notary Assn.

X Shannon Flanigan
Notary Public

(seal)

Shannon Flanigan
Printed Name: ~~*(Select from drop down menu)*~~

SPECIAL WARRANTY DEED

EXHIBIT "A"

Described property located in Davidson County, Tennessee, to wit:

Lot No. 70, Final Plat, Section Three, Ransom Park, as shown by plat of record in Instrument No. 20030718-0101335, of the Register's Office for Davidson County, Tennessee, to which plat reference is hereby made for a more complete and accurate description of said lot.

The grantor received title to the above-captioned real estate by Substitute Trustee's Deed of record in Instrument No. 20120521-0043700 in the Register's Office of Davidson County, Tennessee.

The last deed of record is Substitute Trustee's Deed, recorded in Instrument No. 20120521-0043700 in the Register's Office for Davidson County, Tennessee.

Subject to any unpaid taxes, subdivision restrictions, building lines and easements, State and Federal tax liens and any other matter of record.

SUBJECT TO TENANT(S) RIGHTS IN POSSESSION.

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.