BILL GARRETT, Davidson County
Trans:T20130010122 DEEDWARRSP
Recvd: 02/06/13 09:08 6 pgs
Fees:33.00 Taxes:129.50
20130206-0012176

~~Return to:~~
Nations Lending Services
9801 Legler Road
Lenexa, KS 66219
File # 12nl30264 REO
13WR 05658

Record 2nd

SPECIAL WARRANTY DEED

AO

ADDRESS NEW OWNER(S) AS FOLLOWS:	SEND TAX BILL TO:	MAP/PARCEL NUMBERS:
MARK D. MORRIS	MARK D. MORRIS	05302002200
6509 Lickton Pike,	6509 Lickton Pike,	
Goodlettsville, TN 37072	Goodlettsville, TN 37072	

THIS SPECIAL WARRANTY DEED is executed, made and entered into as of the day and year set forth below by DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P.MORGAN MORTGAGE ACQUISITION TRUST 2007-CH5, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH5 a national trust Company, ("Grantor"), in favor of MARK D. MORRIS, an individual ("Grantee").

FOR AND IN CONSIDERATION of the sum of $35,000.00 (Thirty-Five Thousand 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 23 day of JAN, 2013.

GRANTOR:

DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P.MORGAN MORTGAGE ACQUISITION TRUST 2007-CH5, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH5, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT

By: _____ 1/23/13
Name: Alissa Owens
Its: Vice President

State of TEXAS
County of _____

SEE ATTACHMENT

(A0)

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 DEUTSCHE BANK NATIONAL TRUST COMPANY, AS TRUSTEE FOR J.P.MORGAN MORTGAGE ACQUISITION TRUST 2007-CH5, ASSET BACKED PASS-THROUGH CERTIFICATES, SERIES 2007-CH5, BY JPMORGAN CHASE BANK, NATIONAL ASSOCIATION, ITS ATTORNEY IN FACT, 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 ATTACHMENT

_____
Notary Public
My Commission Expires: _____

TEXAS ORDINARY CERTIFICATE OF ACKNOWLEDGMENT

CIVIL PRACTICE & REMEDIES CODE § 121.007

State of Texas

County of DENTON } AO

Before me, DeAnn Q. Barnes,
Name and Character of Notarizing Officer, e.g., "John Smith, Notary Public"

on this day personally appeared

ALISSA OWENS,
Name of Signer

☒ known to me

☐ proved to me on the oath of

_____
Name of Credible Witness

☐ proved to me through _____

_____
Description of Identity Card or Document

to be the person whose name is subscribed to the foregoing instrument and acknowledged to me that he/she executed the same for the purposes and consideration therein expressed.

Given under my hand and seal of office this

23 day of JAN, A.D., 2013
Day Month Year

DeAnn Q Barnes
Signature of Notarizing Officer

DEANN Q BARNES

NOTARY PUBLIC STATE OF TEXAS
DEANN Q. BARNES
Notary Public, State of Texas
My Commission Expires
November 26, 2016

Place Notary Seal and/or Stamp Above

OPTIONAL

Though the information in this section is not required by law, it may prove valuable to persons relying on the document and could prevent fraudulent removal and reattachment of this form to another document.

RIGHT THUMBPRINT OF SIGNER
Top of thumb here

Description of Attached Document

Title or Type of Document: _____

Document Date: _____ Number of Pages: _____

Signer(s) Other Than Named Above: _____

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Item #5243

AO

State of KANSAS
County of Johnson

The actual consideration or value, whichever is greater, for this transfer is $35,000.00 (Thirty-Five Thousand Dollars and no Cents).

Melissa Dowdle
Affiant Melissa Dowdle

Subscribed and sworn to before me this January 25, 2013

CODY GLENN ANDERSON
Notary Public
State of Kansas
My Commission Expires 6-7-15

Notary Public Cody Glenn Anderson

My Commission Expires: 6-7-15

RE: 1306 Fuller St, Old Hickory, TN 37138

SPECIAL WARRANTY DEED

EXHIBIT "A" AO

The following described property located in Davidson County, Tennessee, to wit:
Land in the Fourth Civil District of Davidson County, Tennessee being Lot Number 296, Section C-2, Village of Old Hickory, plan of which is of record in Book 1835, Page 29, Register's Office for Davidson County, Tennessee.
Said Lot Number 296 Fronts 92 feet on the Westerly side of Fuller Street and runs back 65.6 feet on the Northerly line and 67.7 feet on its Southerly line to a line in the rear measuring 92 feet more or less.

Being the same property conveyed to Sandra R. Booker by Quitclaim deed recorded February 18, 1998, at Book 10798, Page 812, Register's Office for Davidson County, Tennessee.

Commonly known as: 1306 Fuller Street a/k/a 1304 Fuller Street, Old Hickory, Tennessee 37138-3059.

Tax Parcel No.: 053 02 0 022.00

This instrument prepared by:
Jay A. Rosenberg, Esq., Rosenberg LPA, Attorneys At Law, 3805 Edwards Road, Suite 550, Cincinnati, Ohio 45209 (513) 247-9605 Fax: (866) 611-0170 and Thomas Granville McCroskey, Esq., Tennessee Bar Number: 015569.

EXHIBIT "B" AO

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.